

## ISTRA, MEDULIN - Stan u blizini mora, Medulin, Flat



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, MEDULIN - Stan u blizini mora
Property for:	Sale
Property area:	104 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Balcony area:	12 m <sup>2</sup>
Terrace area:	4 m <sup>2</sup>
Price:	381,000.00 €
Updated:	Nov 08, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Medulin
City area:	Medulin
ZIP code:	52203

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Parking

Garage:	yes
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### Description

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ISTRIA, MEDULIN - An apartment near the sea At the southernmost point of the Istrian peninsula, there is a seaside gem - the town of Medulin, one of the most famous representatives of Istrian tourism. It is the center of the popular Medulin Riviera, built on the remains of prehistoric settlements, which includes the surrounding very attractive places; Premantura, Pješčana Uvala, Pomer, Vinkuran, Vintijan, Valbonaša and Banjole. This area also boasts the Medulin archipelago with 11 uninhabited islands and islets. The entire idyllic area represents an exceptional, largely preserved ambient value. This ideal combination of nature and history has not lost its luster for centuries. The reason for this is the mild Mediterranean climate, an imposing nature park, archaeological sites, magical views, sandy and white pebble beaches in blue-green bays, pine forests and modern fishing villages full of Istrian tradition, cultural events and a wide range of dynamic activities. Not far from the center of the city of Medulin, only 400 meters from the sea, a luxurious building of modern design is under construction, which extends through the ground floor and two floors and contains a total of three residential units. In construction, durable and reliable materials are used, which guarantee long-term satisfaction and security of housing. The space planning of each floor was carried out in detail, which resulted in a high-quality layout of the rooms, which guaranteed the full use of the space. The object of sale is an apartment with an area of 104,93 m<sup>2</sup>, located on the first floor of the building. It consists of an entrance hall, three bedrooms, two bathrooms, a living room with a study and access to the terrace, and a kitchen with a dining room with access to the balcony. A parking space is included in the price. This apartment in an attractive location is an ideal opportunity for a pleasant family life as well as an investment for the purpose of tourist rental. The seller of the property in question is a legal entity. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 23138

**Additional contact info**

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