

## ISTRA, MEDULIN Obiteljska kuća s pogledom na more!, Medulin, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto: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 Obiteljska kuća s pogledom na more!
Property for:	Sale
House type:	detached
Property area:	320 m <sup>2</sup>
Lot Size:	805 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	8
Bathrooms:	4
Price:	550,000.00 €
Updated:	Jul 04, 2024

### Condition

Built:	1990
--------	------

### 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
--------------------	----------------



### Parking

Garage:	yes
Number of parking spaces:	4

## Description

Description:

ISTRIA, MEDULIN Family house with sea view! Medulin is one of the representatives of Istrian tourism and is one of the twenty most famous bathing names on the Adriatic. The dynamic development of Medulin rests on the valorization of the natural basis and physiognomy of the tame landscape. Every visitor to Medulin can find a real oasis of peace and quiet here, rich in the landscapes of this Mediterranean landscape, but at the same time they can spend a very dynamic and content-rich vacation here. Today, Medulin is a well-known tourist center that, in addition to hotels and camping sites, also has an exceptional offer of rooms and apartments in private accommodation. Everything here is subordinated to tourism. This family house is located not far from the center of Medulin and only 600m from the first beach. The living area is 320m<sup>2</sup>, while the garden area is 805m<sup>2</sup>. It extends over three floors and contains 3 residential units. In the basement, which is completely decorated with carved Istrian stone "sivc", there are two one-room apartments. Next to the apartment in the basement there is a boiler room with a central boiler of 300 L, a cellar, an atomic shelter and a garage of approx. 25 m<sup>2</sup>. On the first floor there is a spacious living room connected to the kitchen and dining room with a large fireplace, utility room, bathroom and toilet. The internal staircase leads to the second floor of the property, where there is a common corridor, four bedrooms, each of which has its own balcony with a view of the sea, bathrooms and a separate toilet. The spacious yard offers 2 parking spaces for 4 cars, an outdoor terrace, a garden and a green area. As the property is connected to the city sewer system, the possibility of creating a swimming pool is facilitated by the fact that it can be built in the old septic tank (10m<sup>3</sup>). The center of Medulin is only a few minutes' walk away, while the first beaches are 600m away. It is close enough to all facilities and yet, it is located in a quiet, not so busy street that offers peace and privacy even during the summer months when Medulin is awake and active from morning to night due to the large number of visitors. An ideal opportunity to start a peaceful family life in a great location or for a safe return on investment through rental for tourist purposes. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 24790

## Additional contact info

Reference Number: 527681

Agency ref id: 24790