

## Kuća u zelenilu s pogledom na more u centru Medulina!, Medulin, House



### Seller Info

Name:	Agencija Diamond Realestate
First Name:	Agencija
Last Name:	Diamond Realestate
Company Name:	Diamond Real Estate d.o.o.
Service Type:	Selling and renting
Website:	<a href="https://diamond-realestate.hr/">https://diamond-realestate.hr/</a>
Country:	Croatia
Region:	Istarska županija
City:	Poreč
City area:	Poreč
ZIP code:	52440
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Mobile:	+385 52 210 824
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About us:	Diamond Real Estate Partizanska 5a, Dom Obrtnika, 1.kat, 52440 Poreč

### Listing details

#### Common

Title:	Kuća u zelenilu s pogledom na more u centru Medulina!
Property for:	Sale
House type:	detached
Property area:	315 m <sup>2</sup>
Lot Size:	1260 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	9
Bathrooms:	4
Price:	750,000.00 €
Updated:	Apr 16, 2024

#### Condition

Built: 1978.

#### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Medulin

City area: Medulin  
ZIP code: 52203

## Permits

Building permit: yes



## Additional information

Energy efficiency: In preparation

## Parking

Garage: yes

## Description

Description:

Istria, Pula, Medulin The house is located in the heart of Medulin, a settlement that boasts numerous beautiful beaches and coves. All essential facilities for life are a few minutes' walk from the house, as well as the first beach. This exceptional house, located in the very heart of Medulin, amazes with its spaciousness, functionality and possibilities. With three residential units and a huge yard, this property offers much more than just a home. The house consists of ground and first floor. The ground floor consists of an apartment with a total area of 90 m<sup>2</sup>, which consists of two bedrooms, a large storage room, a bathroom, a living room with an exit to the terrace, and a kitchen with a dining room, also with an exit to the terrace. Next to the apartment on the ground floor there is a separate apartment with a total area of 41 m<sup>2</sup>, which consists of a kitchen, living room with dining room, bedroom, bathroom and guest toilet. There is also a connection between the apartment and the apartment. The first floor consists of a hallway, 2 bedrooms, a bathroom, a guest toilet, a living room with a dining room and access to a balcony with a wonderful view of the olive grove and the sea, and a kitchen, which makes up a total area of 90 m<sup>2</sup>. The house also has a spacious attic that offers great potential for conversion into an additional apartment or space of your choice. A huge impressive yard of 1260 m<sup>2</sup>, filled with olive trees and various fruit trees, provides a special ambience and opportunities for relaxation and enjoying nature. Due to its purpose and area, this yard also allows the construction of an additional building according to your wishes, as well as the construction of a swimming pool. In the yard there is also an additional apartment of 82 m<sup>2</sup>, which is categorized as 3\* and has been successfully rented out for tourist purposes for several years. The apartment consists of a bedroom, a living room with a dining room and an exit to the terrace, a kitchen and a bathroom. In the yard there is a dry and functional basement, a workshop, a garage for one car and parking for 5 cars. This house is a real rarity, which offers an incredible opportunity for comfortable living, renting to

tourists, or even developing additional facilities on a spacious yard. All apartments have separate electricity meters, and water meters are common, but can be separated if desired. Do not miss the opportunity to become the owner of this extraordinary property in the heart of Medulin. ID CODE: 1041-31

### Additional contact info

Reference Number: 529865  
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