

## ISTRA, MEDULIN - 4 apartmana u centru Premanture, Medulin, House



### 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 - 4 apartmana u centru Premanture
Property for:	Sale
House type:	residential-commercial
Property area:	245 m <sup>2</sup>
Lot Size:	150 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	5
Bathrooms:	3
Price:	600,000.00 €
Updated:	Jul 05, 2024

### Condition

Built:	2003
Last renovation:	2018

### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	B
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### Parking

Number of parking spaces:	3
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### Description

**Description:**

House for sale with 4 apartments in the center of Premantura 500 meters from the sea! On the ground floor there is a business space - RESTAURANT which consists of the main restaurant (P = 75 m<sup>2</sup>), kitchen, 2 toilets for guests, toilets for staff, parking for staff and a large covered terrace (P = 35 m<sup>2</sup>). The restaurant is located along the main road of heavy pedestrian traffic. The restaurant is now being converted into a 75 m<sup>2</sup> apartment with a terrace. External stairs lead to the 1st floor where there is a 1 bedroom apartment of 52 m<sup>2</sup> with two terraces (entrance terrace P = 10 m<sup>2</sup> and other terraces P = 10 m<sup>2</sup>). Internal stairs lead us to the 2nd floor where there is a 2 bedroom + living room apartment of 52 m<sup>2</sup> + terrace 10 m<sup>2</sup> with sea view. Internal stairs lead to the 3rd floor - attic where there is a STUDIO APARTMENT of 30 m<sup>2</sup> + terrace 10 m<sup>2</sup> with panoramic sea views. The property is for sale fully furnished. The restaurant is ready to continue working and fully equipped with all kitchen equipment and seating. The apartments are equipped with new furniture and aluminum joinery, parquet floors, air conditioning, remote control shutters, etc. Also, the house has a basement of 25 m<sup>2</sup>. The property is located in the center of Premantura, close to all amenities: public transport, market, market, post office, bank ... 500 meters from the sea on the west side, 750 on the south east side and 830 on the east side of Cape Kamenjak. OPPORTUNITY!! For more information call the phone number: 097 757 1657 - Ana Dear clients, viewing the property is possible only with a signed brokerage agreement, which is the basis for further actions related to the sale and collection of commission, all in accordance with the Real Estate Brokerage Act. ID CODE: 5043

**Additional contact info**

Reference Number: 539035  
Agency ref id: 5043