

## ISTRA, MEDULIN - 3SS+DB luksuzni stan u prizemlju s vrtom B1, Medulin, Flat



### Seller Info

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First Name: Agencija  
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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 - 3SS+DB luksuzni stan u prizemlju s vrtom B1
Property for:	Sale
Property area:	149 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Price:	542,750.00 €
Updated:	Nov 15, 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:	A+
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### Parking

Garage:	yes
Number of parking spaces:	7

### Description

## Description:

ISTRIA, MEDULIN - A project of luxury apartments near the beaches and the center of the village. We offer an interesting project of new luxury apartments with the planned start of construction in 3 months of 2024. The project consists of two residential buildings, each of which contains 3 residential units, and each residential unit will be located on its own floor of the building. That is, the buildings are of one volume, elevated ground floor + 2 floors and one basement floor for storage. Both buildings in the project contain their own outdoor heated swimming pool, which will be covered with high-quality mosaic, and the garden landscaped with greenery and lighting.

**INFORMATION ABOUT THE APARTMENT:** Apartment A1, located on the ground floor of building "A", has a total living area of 149.25 m<sup>2</sup>; Within the mentioned square footage, the apartment consists of an entrance hall that separates the private space of the apartment from the space for everyday life. Thus, there are 3 spacious bedrooms in the private space, each of which has its own bathroom. Then there was an additional guest toilet and a laundry room. At the end of the corridor there is a spacious and sunny "open space" area with a comfortable spacious living room, kitchen and dining room. From the living room there is access to the outdoor covered terrace. What makes this apartment interesting is the private garden of 124.93 m<sup>2</sup>, a storage room and one outdoor parking space and one garage parking space.

**ADDITIONAL INFORMATION ABOUT THE APARTMENT;** \* All apartments will be equipped with top-quality equipment from renowned domestic and foreign manufacturers, and first-class three-layer oak parquet will be installed, as well as high-quality Italian ceramic tiles of larger dimensions. \* Underfloor heating is included in the price and will be installed in all rooms of the apartment. \* Included in the price is the installed heat pump for hot water regulation. \* Each bedroom and living room will be air-conditioned with high-quality inverter air conditioners. In the current phase of construction, the customer has the right to choose ceramic floors and influence certain design elements. The investor also offers buyers the option of decorating and furnishing the apartments as shown in the pictures, with a pre-agreed surcharge.

**LOCATION:** The location where the buildings are located is ideal for peaceful and safe family coexistence. Only a few short minutes away are shops and larger retail chains, a school, a kindergarten, as well as the famous Medulin waterfront, numerous beaches and a marina. In addition to being ideal for families, the location is also ideal for all those looking for their own corner of peace during or out of season, as well as for all those looking for an opportunity to develop a luxury tourist offer. VAT is included in the visible price on the advertisement, and the buyer has no obligation to pay real estate sales tax! For more information or to organize an appointment to view the property, feel free to contact us! Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.

<https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 25540

**Additional contact info**

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