

## Medulin, Apartmanska kuća u blizini mora, Medulin, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Medulin, Apartmanska kuća u blizini mora
Property for:	Sale
House type:	detached
Property area:	350 m <sup>2</sup>
Lot Size:	510 m <sup>2</sup>
Bedrooms:	11
Bathrooms:	5
Price:	575,000.00 €
Updated:	Apr 15, 2024

### Location

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



### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Parking

Garage:	yes
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### Description

Description:	<p>In the picturesque and tranquil town of Medulin, a renowned tourist destination, this remarkable house offers a unique opportunity for family living and/or rental. Spread across four floors, each providing distinct functionality and comfort.</p> <p><b>Basement:</b> The basement features a spacious storage area (10 m<sup>2</sup>), perfect for storage, a wine cellar, or organization.</p> <p><b>Ground Floor:</b> A comfortable apartment (115 m<sup>2</sup>) with two terraces (7 m<sup>2</sup> and 18 m<sup>2</sup>) offers ample space for family living and outdoor enjoyment.</p> <p><b>First Floor:</b> On the first floor, two separate apartments with three terraces (7 m<sup>2</sup>, 15 m<sup>2</sup>, and 18 m<sup>2</sup>) provide flexibility and privacy.</p> <p><b>Attic:</b> A 70 m<sup>2</sup> apartment with two terraces (7 m<sup>2</sup> and 12 m<sup>2</sup>) creates a cozy space with</p>
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a beautiful view of the surroundings. Connectivity of Residential Units: External stairs connect all residential units, ensuring easy access and communication. Additional Amenities: Garage (20 m<sup>2</sup>) offers security and protection for your vehicle. The courtyard allows parking for 4-5 cars. Location and Convenience: Only 400 meters from the seashore, perfect for seaside strolls. A store is just 100 meters away, ensuring quick access to basic necessities. Clean and Orderly Ownership! The property will soon undergo the process of condominiumization, and after this, it will no longer be sold as a single residential unit. Don't miss the opportunity to own a house in the heart of Medulin with delightful sunlit terraces. This is also an excellent investment opportunity as the house has a successful apartment rental business, providing a stable income from tourism. For additional information or to schedule a viewing, feel free to contact us at +385 95 88 09 208 - Katarina Vlašić or via email: [katarina.vlasic@dogma-nekretnine.com](mailto:katarina.vlasic@dogma-nekretnine.com). ID CODE: IS1511099

### Additional contact info

Reference Number: 564524  
Agency ref id: IS1511099