

## KUĆA - 3 STANA, GARAŽA, OKUĆNICA, TOP LOKACIJA!, 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>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
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:	KUĆA - 3 STANA, GARAŽA, OKUĆNICA, TOP LOKACIJA!
Property for:	Sale
House type:	detached
Property area:	192 m <sup>2</sup>
Lot Size:	430 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	9
Bathrooms:	3
Price:	468,000.00 €
Updated:	Apr 15, 2024

### Condition

Built:	1978
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### Location

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

### Parking

Garage:	yes
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### Description

Description:	<p>INVESTMENT OPPORTUNITY - HOUSE WITH 3 APARTMENTS IN MEDULINA! In an excellent location in a quieter part of Medulin, there is a house with great potential (ground floor + 2 floors) living area of 192 m<sup>2</sup> with 3 separate apartments, garage, garden and terrace above the garage. All 3 apartments have the same floor plan of 64 m<sup>2</sup>: - 2 bedrooms - bathroom - corridor - living room - kitchen and dining room The apartment on the ground floor has access to the garden, while the apartments on the upper floors have terraces. + garage 23.5 m<sup>2</sup> +</p>
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external storage room 8.7 m<sup>2</sup> + terrace above the garage and storage room 32.2 m<sup>2</sup> - with a partial view of the sea + garden 430 m<sup>2</sup> + more open parking spaces The apartments are in solid condition, they do not require complete renovation, but they could use a refresh. Heating: ground floor - wood 1st floor - air conditioning 2nd floor - wood + air conditioning Location: - 950 meters from the sea - 300 meters from the center - restaurants, shops and all other facilities within 1000 meters This house has great potential both for private use and as an investment for tourist purposes. Also, the house can be accessed from two sides. Due to its living area, beautiful garden and quiet location near all facilities necessary for life, it can be suitable for the private enjoyment of a larger family. When you take into account that you can build 3 attractive apartments with enough parking spaces and a nice garden where there is the possibility to build a swimming pool, in a top location that guarantees peace but also close to all facilities that guests need, it is clear that this property represents a great opportunity and an interesting investment with a guaranteed return on investment. For all inquiries and viewing of the property - Contact: FILIP PANDURIĆ Mediation assistant +385 99 337 5980 filip.panduric@dogma-nekretnine.com ID CODE: IS1511110

### Additional contact info

Reference Number: 565340  
Agency ref id: IS1511110