

## Medulin, 150 m OD MORA, luksuzan stan na ekskluzivnoj lokaciji, Medulin, Flat



### Seller Info

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Region: Istarska županija  
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City area: Medulin  
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About us: Marko Polo Real Estate is a local, family owned, licensed and insured real estate company that provides all types of properties in the Istria, Croatia.

Marko Polo Real Estate prides itself on its ability to provide full service for all clients' needs, from arranging all the legal documentation for buying property to completion of the whole buying process and after, with exceptional support at no extra cost. Our consulting team is here to help You!  
Please contact us for the free Purchase process package.

### Listing details

#### Common

Title: Medulin, 150 m OD MORA, luksuzan stan na ekskluzivnoj lokaciji

Property for: Sale  
Property area: 92.14 m<sup>2</sup>  
Number of Floors: 2  
Bedrooms: 4  
Bathrooms: 2  
Price: 390,000.00 €  
Updated: Feb 01, 2024

## Condition

Built: 2023  
Condition: Under construction

## 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

Infrastructure: Sewage, Electricity  
Energy efficiency: In preparation

## Heating

Heating type: air-conditioner

## Description

Description: EXCLUSIVE LOCATION! Medulin, Pošesi - a place by the sea! Modern new building of a residential building with a total of 11 apartments. On the ground floor there is a large apartment, usable area 92 m<sup>2</sup>, which has a yard of about 200 m<sup>2</sup>. On I. and II. There are 5 one-room apartments (45 m<sup>2</sup> - 53 m<sup>2</sup>) on the first floor. The subject apartment marked "A1" is located on the ground floor, has an area of 92.14 m<sup>2</sup>, two terraces and a part of the garden of about 200 m<sup>2</sup>. It consists of a hallway, living room, kitchen and dining room, three bedrooms and two bathrooms. Large glass walls allow daylight to penetrate throughout the day. The apartment will be equipped with underfloor heating, two air conditioners,

high-quality carpentry, a thermal facade and high-quality cladding, and the building itself will be built with high-quality materials with a special emphasis on sound and thermal insulation. It will include a covered parking space and a storage room under the stairs. The new building is in a very favorable position, where other numerous facilities such as restaurants, shops, hotels are located a few minutes' walk away. Therefore, if you want to be close to the beach and the center, this is the right property for you. Today Pošesi is a tourist center with modern accommodation facilities, dominated by hotels and camp Kažela. This is where the promenade by the sea begins, which offers its visitors a real oasis of outdoor relaxation, with daily entertainment during the summer period that will surely invite you to come again. All construction aspects are expected to be completed by the summer of 2024. The owner is a legal entity, therefore the buyer is exempt from real estate sales tax. For more information, feel free to contact us at +385 95 2777 177

### Additional contact info

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