

## ISTRA, MEDULIN Luksuzna novogradnja, 450m od centra!, Medulin, Flat



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto: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 Luksuzna novogradnja, 450m od centra!
Property for:	Sale
Property area:	90 m <sup>2</sup>
Floor:	2
Bedrooms:	4
Bathrooms:	2
Terrace area:	20.42 m <sup>2</sup>
Price:	344,000.00 €
Updated:	Jul 13, 2024

### Condition

Newbuild:	yes
Built:	2025

### 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:	In preparation
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### Description

Description:	ISTRIA, MEDULIN Apartment with garden, 450m from the center! Medulin was inhabited since ancient times. It got its name from the Roman name Mutila, although the original place was already destroyed in the 2nd century BC. Today, some 6,500 people live in Medulin on an area of 32 km <sup>2</sup> . The main source of income is tourism. The former village was able to develop into one of the most popular summer resorts on the one hand because of the many well-organized and beautiful beaches, above all because of the 1 km long sandy beach of Bijeca in the middle of the town, which has a slight drop into the sea, and on the other hand also
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because of the numerous archaeological sites. This luxurious new building is located just 450m from the beach and the center of Medulin. It is a smaller residential building with only 3 residential units, one on each floor. The property in question is located on the second floor and has a total living area of 90.46m<sup>2</sup>. It consists of an entrance hall, living room with kitchen and dining room, three bedrooms, two bathrooms and two spacious covered terraces. During the construction, quality materials will be used both for the construction of the building and for the interior decoration. The apartment also has a storage room on the ground floor of the building and two parking spaces. An ideal investment opportunity for its position and a safe return on investment through rental for tourist purposes! Dear clients, the agency commission is charged in accordance with the General Business Conditions:

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 27777

### **Additional contact info**

Reference Number: 569493

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