

## ISTRA, MEDULIN - Moderna prizemnica nadomak centra u ROH BAU izvedbi, Medulin, House



### Seller Info

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First Name: Agencija  
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Company Name: DUX NEKRETNINE d.o.o.  
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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 - Moderna prizemnica nadomak centra u ROH BAU izvedbi
Property for:	Sale
House type:	detached
Property area:	118 m <sup>2</sup>
Lot Size:	496 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	3
Price:	364,000.00 €
Updated:	Aug 25, 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
Location permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	2
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### Description

**Description:**

ISTRIA, MEDULIN - Not far from the sandy beaches and close to the center of Medulin is this modern single-family house in ROH-BAU design. It is a quality small family house located in a peaceful and quiet location, ideal for family life or as a tourist investment option. DESCRIPTION OF THE PROPERTY; The house consists of 118m<sup>2</sup> of total living area, and consists of a smaller entrance hall that leads us to a larger open space where the living room is planned, from which direct communication with the garden extends further through a sliding glass wall. Slightly separated from the living room is the area where the kitchen is planned with an island and a dining room. The house consists of two bedrooms, each of which has its own bathroom, and its own access to the garden. While the guest toilet and a smaller technical room are hidden in the entrance hall. The yard has a total area of 496 m<sup>2</sup>, which is more than enough to build a swimming pool with a sun deck, as well as a parking area, and enough greenery for relaxation and fun with friends and family. ADDITIONAL INFORMATION; \* The house is sold in its current condition \* The interior space has high ceilings, which leaves room for future owners to install galleries or floors. \* Future owners have the opportunity to download almost all the necessary materials for finishing the house LOCATION DESCRIPTION; The house is located in one of the most sought-after locations in South Istria, a true little pearl of the Adriatic known as the town of Medulin. Numerous restaurants, cafes and other facilities have made this place ideal for living all year round. The house is located in a somewhat newer settlement in Medulin, it is surrounded by modern villas and newer buildings in the immediate vicinity of all the necessary facilities, so it is only a 4-minute easy drive from the Medulin waterfront, 5 minutes from the first sandy beach, 5 minutes from larger shops and super market, while smaller shops are only a few steps away. Due to its exceptional location and the nature that the villa will be surrounded by, as well as the amenities that the place offers, this property is an ideal investment for family life or tourist rental. For any additional questions, necessary information or wish to organize an appointment to view the house, please feel free to contact us! 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: 27611

**Additional contact info**

Reference Number: 570270

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