

## ISTRA, MEDULIN- Luksuzna dvojna kuća 150m od mora. Novogradnja! Medulin, House



### Seller Info

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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- Luksuzna dvojna kuća 150m od mora. Novogradnja!
Property for:	Sale
House type:	detached
Property area:	420 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Price:	2,150,000.00 €
Updated:	Jul 13, 2024

### Condition

Newbuild:	yes
Built:	2023

### 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:	A+
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### Heating

Central heating:	yes
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### Parking

Garage: yes  
Number of parking spaces: 4

## Description

Description:

ISTRIA, MEDULIN- Luxury semi-detached house 150m from the sea. New construction! At the southernmost point of the Istrian peninsula, there is a coastal gem - the town of Medulin, one of the most famous representatives of Istrian tourism. It is the center of the popular Medulin Riviera, built on the remains of prehistoric settlements, which includes the surrounding very attractive places; Premantura, Pješčana Uvala, Pomer, Vinkuran, Vintijan, Valbonaša and Banjole. This area also boasts the Medulin archipelago with 11 uninhabited islands and islets. The entire idyllic area represents an exceptional, largely preserved ambient value. This ideal combination of nature and history has not lost its luster for centuries. The reason for this is the mild Mediterranean climate, an imposing nature park, archaeological sites, magical views, sandy and white pebble beaches in blue-green bays, pine forests and modern fishing villages full of Istrian tradition, cultural events and a wide range of dynamic activities. A duplex with a total of 6 apartments separated by 3 residential units in the building is located right on the newly built part in the area of Medulin. Each apartment consists of an entrance hall, a spacious kitchen with a living room that opens onto a large terrace of approx. 25 m<sup>2</sup> with a beautiful view of the sea. The rest of the apartment consists of a corridor below, a guest toilet and three bedrooms with their own bathrooms, while one of the rooms also offers access to the terrace and a view of the sea. The apartment also includes parking spaces in the garage, a swimming pool and part of the garden. The apartments are equipped with air conditioners, electric underfloor heating, quality appliances, security doors, electric blinds and a water purifier located in the garage. It is also equipped with quality custom-made furniture and is sold as such! An interesting part of the property is the unobstructed panoramic view of the sea and the very close proximity to the beach. The luxurious apartment is located near all urban/city amenities necessary for life and is an ideal opportunity for a pleasant family life, rest and relaxation or as an investment for rental for tourist purposes. Dear customers, do not miss this opportunity, call the agent and arrange your viewing appointment today. 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: 28008

## Additional contact info

Reference Number: 571283  
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