

## ISTRA, PJEŠČANA UVALA - Apartmanska kuća na tri etaže, 250 m od mora! Medulin, House



### Seller Info

Name: Agencija Dux nekretnine  
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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, PJEŠČANA UVALA - Apartmanska kuća na tri etaže, 250 m od mora! |
| Property for:  | Sale  |
| House type:    | detached  |
| Property area: | 450 m <sup>2</sup>  |
| Lot Size:      | 750 m <sup>2</sup>  |
| Bedrooms:      | 14  |
| Bathrooms:     | 6   |
| Price:         | 950,000.00 €  |
| Updated:       | Sep 04, 2024  |

### Condition

|        |      |
|--------|------|
| Built: | 2005 |
|--------|------|

### Location

|                        |                   |
|------------------------|-------------------|
| Country:               | Croatia           |
| State/Region/Province: | Istarska županija |
| City:                  | Medulin           |
| City area:             | Pješćana Uvala    |
| ZIP code:              | 52203             |

### Permits

|                        |     |
|------------------------|-----|
| Ownership certificate: | yes |
|------------------------|-----|

### Heating

|                  |     |
|------------------|-----|
| Central heating: | yes |
|------------------|-----|

### Parking

|                           |     |
|---------------------------|-----|
| Garage:                   | yes |
| Number of parking spaces: | 7   |
| Covered parking space:    | yes |

### Description

|              |  |
|--------------|--|
| Description: | ISTRIA, PJEŠČANA UVALA - Apartment house on three floors, 250 m from the sea! Pješćana uvala is a small tourist village located next to beautiful sandy and pebble beaches. With the shade of an umbrella or the dense canopies of the |
|--------------|--|

surrounding trees, it is ideal for an all-day family stay, and due to the gentle entrance to the crystal clear sea, it is especially popular with children and beginner swimmers. The sandy cove is surrounded by a green oasis - Soline Forest Park with numerous Mediterranean endemic plants and animals and an educational and recreational promenade by the sea. In the marine area, you can find the protected Periska shell. One of the best-equipped marinas in Croatia is located next to Pješćana uvala, which provides 650 moorings on 18 piers and 250 berths for vessels on land. All piers are under video surveillance, it has a 30t crane, a 25t hydraulic trailer, and sailors have access to the Internet. Along the coast of Pješćana uvala stretches a promenade with catering facilities and tourist facilities. Numerous visitors enjoy the rich content of this small town with numerous restaurants, two of which are leading in Croatia. They are included in all gastronomic guides and have received the most prestigious tourist awards. Pješćana Uvala offers a real gastronomic experience. We offer an apartment house on three floors, on the ground floor there are 3 studio apartments, the 1st floor is a spacious apartment and the 2nd floor is divided in half with 2 mirrored apartments. In front of the entrance to the property there are 4 covered parking spaces, the property also contains a garage that can fit one car, but there are 2 more parking spaces in front of the garage. The whole house is surrounded by beautiful greenery with several different types of trees. In the garden there is also a summer house under which there is a small cellar, and besides the summer house there is also a large barbecue and a wooden storage room for storing tools, lawn mowers and the like. Irrigation has been carried out throughout the garden, which can be adjusted according to the owner's wishes. The ground floor consists of a corridor from which you enter 3 studio apartments, each of which consists of a bedroom, a living room, a kitchen, a bathroom and a terrace that can be accessed from the living room as well as from the bedroom. In addition to the apartment, there is also a boiler room for central heating, water tanks and a system of solar panels on the ground floor. On the 1st floor is the largest apartment in the house, with a gross area of 186 m<sup>2</sup>, consisting of a hallway, a living room with access to the terrace, a kitchen with a dining room, a study, 3 bedrooms, a bathroom and a toilet. The last floor has 2 apartments and each has a living room, kitchen with dining room, 2 bedrooms, a bathroom and a terrace with a view of the sea. Each apartment has its own outdoor terrace. The house also contains surveillance cameras and intercom. Beautiful beaches can be reached from the house in just a few minutes. All apartments are air-conditioned, the largest apartment has central heating, solar panels are enough for boilers in the summer. The apartment is sold furnished so that the future owner can continue to rent it in the form of a return on the investment. Excellent opportunity! Dear clients, the intermediary commission is charged in accordance with the Terms and Conditions.

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja). ID CODE: 15038

## Additional contact info

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Agency ref id: 15038

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