

## ISTRA, MEDULIN - Apartmanska kuća s pogledom na more, Medulin, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: 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 - Apartmanska kuća s pogledom na more
Property for:	Sale
House type:	detached
Property area:	450 m <sup>2</sup>
Lot Size:	1000 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	15
Bathrooms:	7
Price:	830,000.00 €
Updated:	Jun 13, 2024

### Condition

Built:	2008
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### 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:	B
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### Parking

Number of parking spaces:	5
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### Description

Description:	On the outskirts of the city in a quiet street, this magnificent apartment house with
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a swimming pool and open sea view has sprung up. It extends through three floors: ground floor, first and second floor. The villa is new, built of quality materials. It is fully air conditioned and consists of 2 apartments and 3 suites. Each apartment consists of a living room, a modern and fully equipped kitchen, 3 bedrooms, 2 bathrooms, a large terrace with open sea views and the Medulin waters. The apartments are facing south so they provide the opportunity to enjoy lots of sunlight throughout the day. The central place of a large and landscaped garden is a swimming pool and sun deck. In the northern part of the plot there is an entrance and parking for several vehicles, and the southern part next to the pool consists of a stone covered barbecue with wooden furniture and a beautiful Mediterranean garden. The garden of the villa is surrounded by tall natural greenery, which guarantees the privacy of its tenants. The building exudes glamor and the building itself has a multi-purpose option; from a family home, to a private residence or commercial property for rent. Currently, the villa is rented on the market of international clients, and is the best alternative for an exclusive hotel. With the purchase of a villa, the possibility of buying a berth for a yacht located on the pier within the Medulin Riviera. The center of Medulin as well as historical sites, post office, banks and shops are an eight minute easy walk away. Fifteen minutes walk to the sea, from where there is organized transport to the Medulin islands. In this part of the city is the main bus station with a direct bus line to Pula, as well as a surf center, wellness center, travel agencies, etc. Near the villa there is a shop, a stand with fresh fruits and vegetables; equestrian center, restaurants and several cafes. The perfect location of the villa offers the opportunity to relax in a quiet and residential part of Medulin, and on the other hand provides everything you need for complete comfort (restaurants, bars, discos, sports clubs, wellness centers, shopping centers, drugstores, etc.) . By purchasing this villa, the new owner also gets a well-established job in tourism. ID CODE: 13153

### Additional contact info

Reference Number: 577301  
Agency ref id: 13153