

## ISTRA - MEDULIN, kuća s više apartmana i bazenom 300 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 - MEDULIN, kuća s više apartmana i bazenom 300 m od mora
Property for:	Sale
House type:	detached
Property area:	420 m <sup>2</sup>
Lot Size:	1245 m <sup>2</sup>
Number of Floors:	4
Bedrooms:	20
Bathrooms:	18
Price:	1,370,000.00 €
Updated:	Jun 13, 2024

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Medulin
City area:	Medulin
ZIP code:	52203

### Permits

Building permit:	yes
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### Parking

Number of parking spaces:	7
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### Description

Description:	<p>The house for sale is designed as a mini hotel and is in a prime location in Medulin, 300 m from the sea. The property is in excellent, clean condition, was built in 2005 and is being sold as an established and successful tourism company. The building itself extends over 4 floors and 480 m<sup>2</sup>. It consists of 7 studio apartments, 9 rooms with private bathrooms, a penthouse on the fourth floor, an additional kitchen for all guests, a laundry and a reception. Each accommodation has its own terrace and most have views of the Medulin Bay. The penthouse has 130m<sup>2</sup> and consists of a living room, kitchen and dining room, 3 bedrooms, bathroom, hallway and large terrace with panoramic views. The system has central heating, solar water heating with gas heating, all units are air-conditioned. The system has video surveillance and an alarm system. The garden is spacious,</p>
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decorated and fenced. In the garden there is a swimming pool of 50m<sup>2</sup>, built in "Pebble Tec" technology with Roman steps, a lawn as a separate part and a large parking lot. This mini hotel has excellent occupancy, so this hotel is definitely an investment with a secure return. Dear customers, a visit to the property is only possible with the signed agency contract, which forms the basis for further measures in connection with the sale and payment of commissions in accordance with the Real Estate Act. Agency " DUX IMMOBILIEN " calculated as a licensed real estate agent for agency services, at the time of the pre-contract or the conclusion of the contract, the BUYER and the SELLER a placement fee of 3% + VAT of the agreed SELLING PRICE. ID CODE: 13152

### Additional contact info

Reference Number: 577302  
Agency ref id: 13152