

## Medulin, Kuća sa bazenom 250m od mora!, Medulin, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Medulin, Kuća sa bazenom 250m od mora!
Property for:	Sale
House type:	detached
Property area:	450 m <sup>2</sup>
Lot Size:	516 m <sup>2</sup>
Bedrooms:	10
Bathrooms:	7
Price:	715,000.00 €
Updated:	Apr 15, 2024

### Location

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



### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	A
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### Parking

Garage:	yes
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### Description

Description:	Istria County, Medulin, a place with over 80 km of indented coast with well-organized beaches and a pleasant Mediterranean climate, is made up of 6 pyrotechnic coastal settlements, each of which leaves you breathless. From any starting point, the sea is in the palm of your hand, and the views from the balconies and terraces of the houses are enchanting. You will find more such terraces in this beautiful house with a swimming pool, which we offer, and it is located in a unique location only 250 meters from the sea. The property was built "before its time", planned with high-quality materials and has solar collectors on the roof terrace. The house has 4 separate residential units connected by an arranged
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staircase, all units, including all rooms, are air-conditioned and there is underfloor heating throughout the house. The entire garden is meticulously and well-decorated, in the yard there is also a nice lounge area with a bread oven and a separate summer kitchen. Here we also find an outdoor luxury pool with a hydromassage bench for 7 people and a shallow part for children and non-swimmers. As part of it, there is a beautifully arranged sunbathing area of 60m<sup>2</sup>, illuminated with the Platek Italian reflector system. The house is sold fully furnished and equipped. The fence and the garage can be opened electrically. The facility is categorized as a catering activity in the household, and generates very attractive income in the tourist season. The location itself and the proximity of all necessary facilities make this property an excellent choice, a property that provides a comfortable housing solution as well as a quality investment for tourism, and its return. GROUND FLOOR: Two-room apartment and studio apartment FIRST FLOOR: Three-room apartment - master bedroom with attached bathroom, two bedrooms, hallway, bathroom, living room connected to the kitchen and dining room, pantry, terrace of approx. 30m<sup>2</sup> that stretches along the entire front of the house - sea view. SECOND FLOOR: Three-room apartment - three bedrooms each with its own bathroom, hallway, living room, kitchen, and also a terrace of approx. 30 m<sup>2</sup> that stretches along the entire front of the house - sea view. ATTIC: access to the third terrace and the possibility of upgrading the panoramic space, gallery or studio apartment Main characteristics of the house: Attractive and quiet location Sea View Next to the pine forest Underfloor heating throughout the house, separate circuits The entire house is fully air-conditioned with a Hitachi inverter system Very high-quality construction: natural stone, granite, high-quality ceramics, special laminate due to underfloor heating Close to the Marina PVC doors and windows For any additional information, as well as to arrange a viewing appointment, please contact Katarina Vlašić at +385 95 88 09 208. Agency ID Code: IS1507324 ID CODE: IS1511690

## Additional contact info

Reference Number: 582055  
Agency ref id: IS1511690