

## Istra Premantura 2 kuće velikog potencijala!, Medulin, House



### Seller Info

Name: Camelia Real Estate  
First Name: Camelia  
Last Name: Real Estate  
Company Name: Camelia Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://www.camelia.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
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About us:

Camelia real estate d.o.o. offers a large selection of carefully selected properties in Opatija, the Opatija Riviera, Istria and Gorski Kotar; from elite villas, exclusive apartments, perfectly positioned houses and apartments by the sea, to attractive plots of land, which are a great investment potential.

Our offer includes penthouses and luxury apartments in new buildings with panoramic views and accompanying amenities and infrastructure, villas with swimming pools and landscaped gardens, and various plots of land with potential.

Our experienced agents with a license will help you in the entire process of buying and selling, from consultation to actual realization with a whole team of legal experts, architects, interior designers.

Reg No.: 102/2018

## Listing details

## Common

Title:	Istra Premantura 2 kuće velikog potencijala!
Property for:	Sale
House type:	detached
Property area:	437 m <sup>2</sup>
Lot Size:	495 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	14
Bathrooms:	5
Price:	1,250,000.00 €
Updated:	Nov 20, 2024

## Condition

Built: 2010.

## Location

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

## Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

## Additional information

Energy efficiency: C



## Parking

Number of parking spaces: 3

## Description

Description: Istria Premantura great investment opportunity! Premantura is a small picturesque

tourist village located at the southernmost part of the Istrian Peninsula. Today, Premantura is home to about 900 residents, mostly engaged in tourism, offering quality accommodation services in apartments and rooms within their private family homes, alongside fishing and agriculture. In the immediate vicinity of Premantura, there is Cape Kamenjak on a small peninsula, declared a protected area due to its exceptional beauty and diversity of plant and animal species. A unique oasis with 30 km of coastline, beautiful coves and beaches, ideal for all enthusiasts of active recreation with numerous cycling and hiking trails, windsurfing and kayaking possibilities, and a rich and diverse gastronomic offer are just some of the options attracting tourists from around the world to this area. Right in the center of this idyllic place, a few minutes' walk from the sea and beaches, are these two exceptionally charming properties with great potential that we are representing for sale. The houses are spread across two plots with a total area just under 500 m<sup>2</sup>. The main house, with a size of 385 m<sup>2</sup>, is located on a plot of 350 m<sup>2</sup>, while the smaller house, serving as an auxiliary facility, is situated on a smaller plot with a planned area of 52 m<sup>2</sup> and the possibility of adding a floor with a building permit. The main house is functionally divided into 4 separate units. On the ground floor, there are 2 apartments, one of which is duplex with its parking space and separate entrance. The second apartment covers 60 m<sup>2</sup> with a functional layout of two bedrooms, two bathrooms, a living area, and a covered terrace. On the first and second floors, two more large apartments are located, each with an area of 120 m<sup>2</sup> and its terrace. The top-floor apartment also has a rooftop terrace offering a breathtaking sea view, making it an ideal place for hedonistic enjoyment with a magical sunset and a glass of wine. The first floor provides a beautiful 120-square-meter apartment with a living area, three spacious bedrooms (each with access to the terrace), and two bathrooms. The top-floor 120-square-meter apartment with a beautiful terrace has two bedrooms, one bathroom, and a spacious living room. In addition to this interesting and spacious house with unique charm, a smaller house is also for sale, arranged as an apartment on the ground floor with a living area, kitchen, and bathroom. Considering the property's location, its significant potential, capacity, and the attractiveness of this region, we consider it an ideal investment for all potential buyers and highly recommend it!

ID CODE: 567

## Additional contact info

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