

## ISTRA, BANJOLE - Kvaliteta i komfor nadomak mora!, Medulin, Flat



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto: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, BANJOLE - Kvaliteta i komfor nadomak mora!
Property for:	Sale
Property area:	81 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	3
Bathrooms:	2
Price:	370,000.00 €
Updated:	Aug 22, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

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



### Additional information

Energy efficiency:	In preparation
--------------------	----------------

### Parking

Garage:	yes
Number of parking spaces:	7

### Description

Description:	ISTRIA, MEDULIN - Apartment near the beach At the southernmost point of the Istrian peninsula, there is a coastal gem - the town of Medulin, one of the most famous representatives of Istrian tourism. It is the center of the popular Medulin Riviera, built on the remains of prehistoric settlements, which includes the surrounding very attractive places; Premantura, Pješčana Uvala, Pomer, Vinkuran, Vintijan, Valbonaša and Banjole. This area also boasts the Medulin archipelago with 11 uninhabited islands and islets. The entire idyllic area represents an
--------------	--

exceptional, largely preserved ambient value. This ideal combination of nature and history has not lost its luster for centuries. The reason for this is the mild Mediterranean climate, an imposing nature park, archaeological sites, magical views, sandy and white pebble beaches in blue-green bays, pine forests and modern fishing villages full of Istrian tradition, cultural events and a wide range of dynamic activities. In one part of the municipality of Medulin, just 350 meters from the sea, a luxurious building of modern design is under construction, which extends through the ground floor and two floors and contains a total of eight residential units, in the construction of which durable and reliable materials are used, which guarantee long-term satisfaction and security of housing. The high energy efficiency of each residential unit is ensured, taking into account high-quality building materials and excellent thermal insulation of the space. In addition, high-quality ceramic tiles, parquet, three-layer ALU carpentry with electric shutter lifters and glass balcony railings are used, while the heating will be underfloor, and independent cooling and reheating is provided by air conditioners. The space planning of each floor was carried out in detail, which resulted in a high-quality layout of the rooms, which guaranteed the full use of the space. The object of sale is an apartment with an area of 81.24 m<sup>2</sup>, located on the first floor of the building. It consists of a hallway, two bedrooms, two bathrooms, a kitchen, and a living room and dining room with access to the loggia. Parking spaces are divided into two garages and six outside uncovered, and they are purchased separately according to the corresponding calculation coefficient. The project is currently under construction, and the handover of the apartments is planned for the summer of 2024. This apartment in an attractive location is an ideal opportunity for a pleasant family life or as an investment for rental for tourist purposes. The seller is a legal entity. Dear clients, the agency commission is charged in accordance with the General Business Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 30787

## Additional contact info

Reference Number: 611948  
Agency ref id: 30787