

PREMANTURA, SAMOSTOJEĆA PREKRASNA KUĆA S POGLEDOM NA

MORE, Medulin, House



Seller Info

Name: Art Living Real Estate

First Name: Art Living Last Name: Real Estate

ART LIVING REAL ESTATE Company

Name:

Service Type: Selling and renting

Country: Croatia

Region: Istarska županija

City: Umag ZIP code: 52470 Address: Pozioi 1g

Mobile: +385 91 784 80 83 Phone: +385 91 784 80 83

About us: Art Living Real Estate is an

> authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with

confidence and see for yourself our expertise and quality.

Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office

field tour of selected real estate real estate documentation check

negotiating sales

legal support (sales contract, pre-contracts, registration) transfer of utility obligations (electricity, water, etc.), Our services to sellers:

property overview real estate estimate photographic services consulting on the real estate's market value verification of real estate documentation (ownership certificate, construction and use permit) signing a real estate mediation contract advertising real estate on our website and other leading domestic and world websites additional attention is paid to the real estate for which we have an exclusive mediation contract in marketing advertising and investment

72/2022 Reg No.:

Listing details

Common

PREMANTURA, SAMOSTOJEĆA PREKRASNA KUĆA S POGLEDOM NA Title:

MORE

Property for: Sale

House type: detached Property area: 509 m² 1270 m² Lot Size:

Number of Floors: 2 Bedrooms: 17 Bathrooms:

Price: 790,000.00 € Updated: Jul 21, 2024

Condition

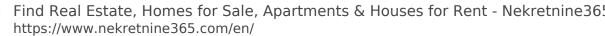
Built: 1990

Location

Croatia Country:

State/Region/Province: Istarska županija

City: Medulin City area: Premantura





ZIP code: 52203

Permits

Building permit: yes Ownership certificate: yes

Additional information

Energy efficiency: In preparation

Heating

Central heating: yes



Parking

Garage: yes
Number of parking 2

spaces:

Description

Description: Istria, Premantura, Beautiful house for sale 400 m from the sea. Premantura is a

village within the municipality of Medulin. With its beautiful beaches and the inevitable Kamenjak, Premantura is more and more visited by tourists every year. It is in this idyllic place that this beautiful house with a living area of 509.35 m2 is for sale, with a total plot of 1,780 m2. The house consists of 8 residential units that are currently rented for tourist purposes. On the ground floor there are 5 apartments, of which 3 residential units of 45 m2, each consisting of a large living room with kitchen and dining room, two bedrooms, bathroom and each with its own terrace along the entire apartment. There are also 2 studio apartments with kitchen and bathroom and terraces overlooking the sea. The first floor of the house is completely lined with handmade stone. On the 1st floor there are two apartments of 90 m² which consist of a large living room with kitchen and dining area, 2 bedrooms, 2 bathrooms and spacious balconies overlooking the sea. On the 2nd floor there is a beautiful attic of 85 m2, which consists of a large living room with kitchen and dining area, 2 bedrooms, toilet and a large terrace overlooking the sea. The house has a garage of 35 m2, a tavern of 20 m2, and several places that can be used for various purposes as a warehouse of 60 m2, the garden is large and there is a possibility of building a swimming pool. The house is for sale completely renovated and with all furniture. From the first floor of the house there is an open and unforgettable sea view. This property can be perfect for a larger family, as it has more residential units. It can also be a great investment for rent (motel, boutique hotel) for tourist purposes, given the location, the proximity of all



necessary facilities and the proximity of beaches. HOUSE CHARACTERISTICS: Close to the sea 400 m Handmade stone More housing units Attractive position in a quiet part Sea view Surrounded by greenery ID CODE: 92

Additional contact info

Reference Number: 613255 Agency ref id: 92