

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
Company Name: ART LIVING REAL ESTATE
Service Type: Selling and renting
Country: Croatia
Region: Istarska županija
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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

Reg No.: 72/2022

Listing details

Common

Title:	PREMANTURA, SAMOSTOJEĆA PREKRASNA KUĆA S POGLEDOM NA MORE
Property for:	Sale
House type:	detached
Property area:	509 m ²
Lot Size:	1270 m ²
Number of Floors:	2
Bedrooms:	17
Bathrooms:	9
Price:	790,000.00 €
Updated:	Jul 21, 2024

Condition

Built: 1990

Location

Country:	Croatia
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 spaces: 2

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