

## ISTRA, MEDULIN - Moderna duplex kuća sa bazenom!, Medulin, House



### Seller Info

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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  
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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, MEDULIN - Moderna duplex kuća sa bazenom!
Property for:	Sale
House type:	semi-detached
Property area:	146 m <sup>2</sup>
Lot Size:	150 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	730,000.00 €
Updated:	Oct 17, 2024

### Condition

Newbuild:	yes
Built:	2025

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Parking

Garage:	yes
Number of parking spaces:	2

### Description

Description:	ISTRIA, MEDULIN - Modern duplex house with pool! Medulin is a village and a municipality, located on the southern part of the Istrian peninsula, which is located in the northern part of Croatia. It is located on the coast of the Adriatic Sea and is known for its beautiful beaches, clear sea and historical sights. It is part of the Istrian County and is a popular tourist destination that offers visitors a combination of natural beauty, cultural heritage and recreational activities. It is only 10 km
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from the center of Pula, the largest city in Istria, also known for its Roman ruins. Likewise, there is the most famous Amphitheater Arena. Medulin is known for its sandy and pebble beaches, which makes it a popular place for rest, sunbathing and various sports. We offer a modern duplex house with a swimming pool. It extends over two floors and consists of an entrance hall and staircase, a toilet, a kitchen with a dining room and a living room from which there is access to a covered terrace of 18 m<sup>2</sup>, three bedrooms each with its own bathroom. One bedroom has its own wardrobe, and a loggia of 16 m<sup>2</sup>. Internal stairs connect the ground floor and the first floor of the house. The total area of the house is 146.43 m<sup>2</sup>. There will be a 30 m<sup>2</sup> swimming pool with a sun deck in the garden. House equipment: Air conditioners in every room, anthracite carpentry, electric roller blinds, mosquito nets, hot water collector, underfloor heating, video intercom, video surveillance + alarm system, gate with remote opening, engine room for the pool (6m<sup>2</sup>), heat pump for water heating, water distillation (disinfection), On the outside there is a garage of 18m<sup>2</sup> and 2 parking spaces. In the immediate vicinity there are restaurants, shops, a school, a kindergarten and other facilities necessary for the daily functioning of a family. It is also an ideal opportunity for an investment to rent during the tourist season. Move-in 01.06.2025. For all additional questions and information, as well as an agreement regarding viewing dates, call the agent. 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: 30982

### Additional contact info

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