

## ISTRA, MEDULIN Moderna dvojna kuća s bazenom 600 m od mora!, Medulin, House



### Seller Info

Name: Agencija Dux nekretnine  
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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  
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, MEDULIN Moderna dvojna kuća s bazenom 600 m od mora!
Property for:	Sale
House type:	semi-detached
Property area:	170 m <sup>2</sup>
Lot Size:	440 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	4
Price:	570,000.00 €
Updated:	Nov 12, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Parking

Number of parking spaces:	4
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### Description

Description:	ISTRIA, MEDULIN Modern semi-detached house with swimming pool 600 m from the sea! A newly built modern semi-detached house is for sale in a very quiet
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location at the very end of the street. The location is 600 meters as the crow flies from the sea, 2 minutes by car to shops and the first restaurants. It is a project that offers 170 m<sup>2</sup> spread over two floors, located on a plot of 440 m<sup>2</sup>. Upon entering the house, we find a small hallway with wardrobes and a bathroom. Then in the ground floor we have an open space living room with a fully equipped kitchen and dining room. The living room leads to a covered terrace ideal for dining on sunny days, which offers a view of the 26 m<sup>2</sup> swimming pool. In the swimming pool there is also a sunbathing area and a pergola with a barbecue for maximum enjoyment during your stay in the house. The stairs lead to the first floor, where we find 3 furnished bedrooms, each with its own bathroom, two of which also have terraces, one with a view of the forest, the other with a view of the pool! In addition to the above, the house also has an attic space that is ideal for storing extra things. In addition to the fact that the house represents a new project in a great location due to the privacy and peace it provides, as well as the immediate proximity to the sea and facilities, it is necessary to highlight the technical equipment that this house offers to future owners! TECHNICAL CHARACTERISTICS: - 10 cm insulation is installed - 4 air conditioners - heat pump underfloor heating throughout the house - electric blinds and mosquito nets - possibility of heating with a wood stove - 3 parking spaces with electric car charger - electric fence Airport Pula 8 km as the crow flies City of Pula 5 km as the crow flies Ownership 1/1 No freight. ID CODE: 31594

### Additional contact info

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