

ISTRA, PJEŠČANA UVALA - 3SS+DB moderan stan na 2. katu novogradnje, Medulin, Flat



Seller Info

Name: Agencija Dux nekretnine
E-mail: 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, PJEŠČANA UVALA - 3SS+DB moderan stan na 2. katu novogradnje
Property for:	Sale
Property area:	105 m ²
Floor:	2
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Price:	437,400.00 €
Updated:	Nov 24, 2024

Condition

Newbuild:	yes
Built:	2024

Location

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

Permits

Ownership certificate:	yes
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Additional information

Energy efficiency:	A+
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Parking

Covered parking space:	yes
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Description

Description:	ISTRIA, PJEŠČANA UVALA - Modern apartment on the 1st floor, located in an
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exclusive new building close to beautiful beaches and promenades. We proudly present the project of an exclusive modern building located in one of the most sought-after locations on this part of the coast of the Istrian peninsula, the unmissable Pješćana Uvala. Only 300m from the apartment there is a beautiful beach, as well as numerous other amenities needed for a safe and peaceful everyday stay. It is a modern building consisting of a total of three floors and three residential units, each of which is on its own floor. It is a new building of top quality worthy of your attention. The location where the building is located provides its future owners with a unique stay, as well as representing a safe investment with an almost guaranteed return on investment. Head with us towards this opportunity, and maybe right here, the search for your dream property will find a happy ending. **DESCRIPTION OF THE APARTMENT:** We present an apartment located on the 1st floor of a new building, which consists of a total of 105.40m² of space, of which 95.50m² belongs to the apartment, while the rest of the square footage refers to 2 private parking spaces, one of which is covered, and a storage room. on the ground floor of the building. Within its 95.50 m² of living space, this apartment consists of an entrance hall with a space for a wardrobe, which also divides the apartment into a part intended for daily life and a sleeping part of the apartment. The living area of the apartment is designed according to the "open space" system of space without partition walls, in which there is a spacious kitchen with enough space for a kitchen island, a spacious dining room for the whole family, and a larger living room that is ideal for socializing and relaxing after an active day. Access to the covered terrace of 13m² (reduced area 6.50m²) extends from the living room. The apartment additionally consists of a storage room at the back of the kitchen, then a guest bathroom, and 3 comfortable bedrooms, one of which is the master bedroom with its own bathroom, while the other two bedrooms have access to the same terrace as the living room.

ADDITIONAL INFORMATION: * The planned deadline for the completion of all works and the possibility of moving in is before the summer season of 2025. * Each apartment will be equipped with air conditioning and underfloor heating. * High-quality Styrodur insulation of 10 cm is placed on the facade of the building. * High-quality two-layer aluminum joinery is installed. * The bathroom of the apartment will be fully furnished. * Buyers currently have the opportunity to influence the final stage of decorating the apartment, such as choosing the type of floor coverings, colors and the like. * Apartments are sold turnkey, without furniture. * The purchase of an apartment is carried out in percentage stages.

DESCRIPTION OF THE LOCATION: This is a highly valuable location, which provides its visitors with a unique stay. Pješćana Uvala contains everything you need for a safe and peaceful life, so just a 1-minute walk from the apartment, there is the first store, numerous restaurants, cafes and the like. The aforementioned well-maintained beach and promenades are only a 3-minute walk from the apartment, and in addition to the crystal clear sea, they offer their visitors numerous other facilities, such as beach bars, restaurants by the sea, beach volleyball courts, soccer fields, basketball courts, and the like. In addition to all the above, Pješćana Uvala is also known for being located next to one of the most

respected marinas on the Istrian peninsula, which offers sea and boat lovers a professional boat care service, as well as an annual mooring. Next to the sandy cove is the Soline Forest Park, which is an ideal destination for a getaway to nature with the family, as well as a location for a perfect walk in the fresh air. In short, it is a location that is ideal for all those who are looking for a family property that will provide them with a peaceful stay, without large crowds and noise, while still being within reach of their necessary facilities. As well as representing an ideal location for all those who are looking for rare and valuable real estate, which almost ensures a return on investment in the form of tourism. For any additional questions, necessary information, as well as a tour of the location and an overview of the project documentation, feel free to contact us at any time! Dear clients, the agency commission is charged in accordance with the General Business Conditions www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 31970

Additional contact info

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