

ISTRA, MEDULIN - Apartmanska kuća smještena nadomak plaža, 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 - Apartmanska kuća smještena nadomak plaža
Property for:	Sale
House type:	detached
Property area:	325 m ²
Lot Size:	910 m ²
Number of Floors:	2
Bedrooms:	10
Bathrooms:	6
Price:	1,200,000.00 €
Updated:	Oct 29, 2024

Condition

Built:	1968
Last renovation:	2018

Location

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

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	A+
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Heating

Central heating:	yes
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Parking

Number of parking spaces: 7

Description

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ISTRIA, MEDULIN - Apartment house located in a quiet street near the city center, waterfront and sandy beaches. We present a quality, renovated and maintained apartment house, located in a quiet and peaceful part of the town of Medulin. It is a house located only 600 meters from the sea and sandy beaches, as well as the famous and almost unavoidable Medulin waterfront. It offers its future owners everything they need for a safe and peaceful family life, and in addition, it represents a property that offers its owners a secure return on their investment with a tourist rental. DESCRIPTION OF THE HOUSE: It is a house located on a plot of land with a total area of 910 m², which consists of a total of 325 m² of living space, spread over two floors, ground floor and first floor, and 4 apartments. There are 3 apartments on the ground floor, one of which consists of one bedroom, and the other two apartments are studio apartments. Each apartment has its own terrace with access to the courtyard of the house, which offers enough privacy and comfort. Likewise, each apartment has an equipped kitchen, dining room, living room and bathroom. On the first floor, which is accessed by a staircase, there is the largest apartment, with a total living area of 150m² of living space. At the entrance to the apartment, there is a lobby with a wardrobe space, which then leads us into the spacious living area of the apartment, designed according to the "open space" system, without partition walls. Here you have the opportunity to spend your time in a spacious living room of 50 m², which has access to a covered terrace, then next to the living room there is a dining room and an equipped kitchen. This same apartment consists of 4 comfortable bedrooms, 3 bathrooms and an additional balcony. Next to the house there is a garage sufficient for parking one car, as well as an additional smaller studio apartment for staff, which can also serve as additional storage space or as a tavern for entertaining friends and family. PROPERTY DESCRIPTION: There is enough parking space for several cars on the spacious fenced plot, which is accessed by a gate from the paved road. The front part of the garden is decorated with a landscaped garden, while the back part of the garden is an ideal place for rest, relaxation and entertainment, given that it is hidden from view and offers maximum privacy. The central part of the rear part of the garden is occupied by a spacious swimming pool with a sunbathing area, next to which there is a covered terrace with a dining table and barbecue. The yard of the house is decorated with numerous Mediterranean plants, which make the stay in the open air more special with the various colors and pleasant scents of the plants. An auxiliary building of 12 m² that can serve as an additional storage room, as well as outdoor toilets and an outdoor shower, was also placed on the garden plot. ADDITIONAL INFORMATION: * The house is sold fully furnished, ready to move into. * The ownership of the house is in order, 1/1 owner, without encumbrances, and has all the necessary documentation. * Each apartment is equipped with air conditioners, while the larger apartment on the 1st floor also has

a chimney with the option of installing a pellet or wood stove. * A new facade insulation of 8 cm was installed, which ensured a simple and safe stay in the house. * All amenities needed for everyday life are located a few short minutes' walk or drive from the house. * The house is ideal for a combination of private property and holiday property. For any additional questions, necessary information or wish to organize an appointment to view the house and its location, please 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: 32180

Additional contact info

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