

ISTRA, MEDULIN - SMART investicija u uhodani posao!, Medulin, House



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, MEDULIN - SMART investicija u uhodani posao!
Property for:	Sale
House type:	detached
Property area:	330 m ²
Lot Size:	773 m ²
Number of Floors:	3
Bedrooms:	7
Bathrooms:	5
Price:	1,290,000.00 €
Updated:	Aug 07, 2024

Condition

Newbuild:	yes
Built:	2015
Last renovation:	2023

Location

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

Permits

Building permit:	yes
Ownership certificate:	yes



Parking

Number of parking spaces:	6
---------------------------	---

Description

Description:	ISTRIA, MEDULIN - SMART investment in an established business! Dear clients, we present to you a property which, according to the results so far,
--------------	---

guarantees a very good return on investment, which is increasingly difficult to find on the market today! It is a spacious villa that extends over 3 floors and offers 330 m² of living space, while the garden offers 773 m². What makes this villa different from the others? 1. First of all, it is necessary to point out that the architecture of this villa is different, and its elegance and special charm lie in the spacious rooms with lots of light and airiness both inside and outside, and in the very appearance of the villa when you look at it from the outside! 2. It was designed according to the model of world projects and built in 2015. 3. In addition to spacious green areas, it has a swimming pool of 50 m², and a parking lot for up to 6 cars. 4. It is located 500 meters from the sea, and offers a view of the sea from the top floor. 5. 7 air conditioners were installed, and the installation for underfloor heating on the ground floor is being prepared. 6. For more than 7 years, the real estate has achieved huge occupancy and enviable income despite all the instabilities on the market!!! 7. Annual return 6.5 -7% Through the next part, we will introduce you to the concept of the villa: On the ground floor of the villa there is an open space living room with two direct exits to the courtyard with a swimming pool, a kitchen with a dining room, a storage room, and a guest toilet. The stairs lead to the first floor, where there are four bedrooms, each with its own bathroom, air conditioning and exit to the terrace. On the second floor we encounter the best panoramic view that this property offers. On the top floor there is one bedroom with a bathroom, an open space living room with direct access to the outdoor lounge. In addition to the swimming pool, there is a lounge area with a jacuzzi, a sun deck, a covered outdoor lunch area with a gas grill, which you can access directly from the living room. The property has an A energy certificate. A glamorous villa can be especially interesting for those who want to invest in an already established business and continue it in their own style. In addition to being close to the sea, the property's location ensures very easy access to the city of Pula 2.5 km, the airport, large shopping centers, and all other facilities that are used in everyday life, but also during summer vacations. It is sold fully furnished. A real estate that, with its architecture, equipment, location, and contents, offers a great opportunity for sustainable business and a return on investment. For all other details, information and organization of the tour, feel free to contact us and see for yourself what an opportunity it is! Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.

<https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 32566

Additional contact info

Reference Number: 631719

Agency ref id: 32566