

## ISTRA, PREMANTURA - 2S+DB stan s krovnom terasom i pogledom na more, Medulin, Flat



### Seller Info

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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, PREMANTURA - 2S+DB stan s krovnom terasom i pogledom na more
Property for:	Sale
Property area:	103 m <sup>2</sup>
Floor:	2
Number of Floors:	2
Bedrooms:	3
Bathrooms:	1
Price:	360,000.00 €
Updated:	Oct 31, 2024

### Condition

Newbuild:	yes
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### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Elevator:	yes
Energy efficiency:	A+

### Heating

Central heating:	yes
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### Description

Description:	ISTRIA, PREMANTURA - 2BR+DB apartment located in a luxurious new
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building with a private roof terrace and a wonderful open sea view. We present this high-quality and luxurious apartment located in one of the newer buildings in the area of the well-known and unmissable Premantura. It is a real gem considering that the apartment is located in a building at the end of the construction zone, close to beautiful natural beaches and the protected nature area of Cape Kamenjak. What makes this apartment attractive is not only its location and proximity to all the facilities necessary for everyday life, but also the fact that the apartment has a comfortable roof terrace, ideal for gatherings and entertainment with friends and family, with an unobstructed and open view of nature, the rest settlements and the sea at sunset. Join us in viewing this rare opportunity, which we are sure will enchant you at first glance.

**DESCRIPTION OF THE APARTMENT:** The apartment is located on the 2nd floor of a new building with an elevator, and has a total living area of 71.72m<sup>2</sup>. The space in the apartment is cleverly arranged so that each room fully fulfills its intended purpose. Thus, right at the entrance to the apartment, there is an entrance hall with a space for a wardrobe, which leads us into the living area of the apartment, designed as an open space without partition walls. Here you can relax and have fun in the comfortable and spacious living room, which has an exit to a larger covered terrace (9.80 m<sup>2</sup>) with a wonderful view of the greenery and the sea. In addition to the living room, there is also a comfortable dining room for the whole family, as well as a modern and fully equipped kitchen from one of the most famous manufacturers on the market. In the slightly more private part of the apartment, which is separated by the entrance hall, there is a larger bathroom, as well as two comfortable bedrooms, each of which has an unobstructed view of nature and greenery, and one of them even has a view of the sea from the bed. What makes the stay in the apartment special is its good orientation, the apartment is so sunny with daylight throughout the day. In addition, the larger glass walls and the good orientation of the apartment helped that natural light penetrates into the apartment and thus gives a warmer feeling to the space, as well as affecting the sense of airiness of the entire space. We must not leave out the above-mentioned walkable flat roof belonging to the apartment, which represents to the future owners an ideal place for safe fun with friends and family and an opportunity to relax after a long and active day. The roof is actually divided into two parts, the accessible part of the roof of 72.85 m<sup>2</sup>, which you can freely use for setting up the Jacuzzi, the summer kitchen and everything else that would complete your stay in this apartment. While the second part of the roof is a "green roof" with an area of 67.59 m<sup>2</sup>, ideal for decorating as desired with various plants to create your own private oasis of peace. And we have several ideas how the same part of the green roof can be converted into a useful space if necessary and connected to the passable part of the roof.

**ADDITIONAL INFORMATION:** \* The ownership of the apartment is in order, the owner 1/1, the building has all the necessary documentation. \* The apartment is sold furnished as shown in the pictures. \* The apartment is equipped with smart air conditioners. \* High-quality carpentry was installed, which makes the stay in the apartment even more pleasant. \* A 10 cm thick thermal and hydro facade was installed. \* The apartment also has one marked parking space in the

building's yard. In short, this is an apartment that represents an ideal opportunity for all those who are looking for a solution for a peaceful and safe stay during all or part of the year. In addition, the apartment is an ideal option for all those who are looking for a rare opportunity for their own investment in the form of a tourist rental with a safe return on investment. LOCATION DESCRIPTION: The apartment is located in one of the most sought-after locations in South Istria, in the famous Premantura. It is a newly built building that is strategically positioned in an ideal location for all those who have the desire and need to enjoy peace and privacy with open views of nature and the sea. Namely, the building is located last in the construction zone, which guarantees the impossibility of creating new buildings that would reduce the value of the view or that would affect the privacy that the apartment provides. In addition, we must point out that the apartment is located close to beautiful and natural beaches, as well as close to the famous protected nature area of Cape Kamenjak, which offers all its visitors the opportunity to enjoy beautiful and well-maintained walks and bike paths, numerous natural stony and rocky beaches, known and loved cut-down beach bars, as well as a rich history that dates back to the age of the dinosaurs. Here you have the opportunity to go on daily trips and spend time with your family and friends in the clean and open air. In addition to all of the above, it is important to point out that the apartment is located in the immediate vicinity of everything necessary for everyday life, so just a few steps from the apartment there are numerous shops, super markets, markets, stalls, numerous restaurants, pizzerias, cafes, beach bars, schools, doctors and the like. Other significant locations and facilities located in the immediate vicinity of Premantura are; \* Pula - 15 minutes' drive \* Pula Airport - 17 minutes' drive (highway) \* Banjole - 8 minutes' drive \* Pomer - 9 minutes' drive \* Medulin - 15 minutes' drive For any additional questions, necessary information or wish to organize an apartment viewing appointment and its location, feel free to contact us. 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: 33310

## Additional contact info

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