

## Istra, Premantura - šarmantni stan na odličnoj lokaciji, 400 metara od mora - PRILIKA, Medulin, Flat



### Seller Info

Name: Art Living Real Estate  
First Name: Art Living  
Last Name: Real Estate  
Company Name: ART LIVING REAL ESTATE  
Service Type: Selling and renting  
Country: Croatia  
Region: Istarska županija  
City: Umag  
ZIP code: 52470  
Address: Pozioi 1g  
Mobile: +385 91 784 80 83  
Phone: +385 91 784 80 83  
About us: Art Living Real Estate is an authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

### Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office  
field tour of selected real estate  
real estate documentation check  
negotiating sales  
legal support (sales contract, pre-contracts, registration)  
transfer of utility obligations (electricity, water, etc.),

### Our services to sellers:

property overview  
real estate estimate  
photographic services  
consulting on the real estate's  
market value  
verification of real estate  
documentation (ownership  
certificate, construction and use  
permit)  
signing a real estate mediation  
contract  
advertising real estate on our  
website and other leading  
domestic and world websites  
additional attention is paid to  
the real estate for which we  
have an exclusive mediation  
contract in marketing  
advertising and investment

Reg No.: 72/2022

## Listing details

### Common

Title: Istra, Premantura - šarmantni stan na odličnoj lokaciji, 400 metara od mora - PRILIKA

Property for: Sale

Property area: 53 m<sup>2</sup>

Floor: 1

Bedrooms: 3

Bathrooms: 2

Balcony area: 10 m<sup>2</sup>

Price: 176,500.00 €

Updated: Oct 30, 2024

### Condition

Built: 1985

### 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

Energy efficiency: In preparation

## Parking

Number of parking spaces: 1

## Description

Description: Istria, Premantura, In the idyllic town of Premantura, a settlement within the municipality of Medulin, which is adorned with beautiful beaches and the unmissable Cape Kamenjak, this spacious apartment is for sale as part of an apartment house with 8 separate units, only 400 meters from the sea. Apartment G, with a total net area of 53.06 m<sup>2</sup>, is located on the first floor and consists of an entrance hall, a kitchen, a living room and an open space dining room, two bedrooms, two bathrooms and a spacious uncovered terrace of 10.62 m<sup>2</sup>. The apartment also has its own parking space. The apartment is sold fully furnished and functional and offers the right to use the common, beautifully landscaped garden, with an area of 1400 m<sup>2</sup>. The apartment is located in a quiet and beautiful environment, it is only 400 meters from the sea and is close to all essential amenities, and is an ideal opportunity for all those who are looking for a property near the sea, suitable both for housing and vacation, as well as for renting for tourist purposes. . Ownership in order. Dear clients, It is possible to view the property only with a signed brokerage agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on Brokerage in Real Estate Transactions. The commission of the agency for the buyer is 3% + VAT and is paid in the case of real estate purchase upon conclusion of the pre-contract or sales contract. NOTE: We are not responsible for any errors in the property descriptions, but we want to be as precise and accurate as possible  
AGENCY ID CODE: 1215 ID CODE: 1215

## Additional contact info

Reference Number: 645944  
Agency ref id: 1215  
Contact phone: 091 784 8083