

## MEDULIN, luksuzan stan 2S+DB s pogledom na more, 70 m do mora! (S6/K2), Medulin, Flat



### Seller Info

Name: Smart Invest Immobilien  
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First Name: Smart  
Last Name: Invest Immobilien  
Company Name: Smart Invest Immobilien  
Service Type: Selling and renting  
Website: <http://www.smart-invest.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
ZIP code: 51410  
Address: Ive Kirigina 1  
Mobile: 099/320-0008  
About us: Founded and owned by luxury real estate broker Milan Mandić, Smart Invest Properties is a top-producing luxury real estate agency in Europe - Croatia – Riviera of Opatija offering clients white-glove treatment, innovative marketing strategies, integrity and overall professionalism.

Smart Invest Properties is led by Milan Mandić who offers his unwavering work ethic, extensive background in the real estate finance and development industries and proven track record of delivering excellent service to his clients. Milan is sought-after by powerful professionals and influential individuals from all over the world for his extensive, unparalleled expertise in the Croatia –

Riviera of Opatija and Istria real estate market.

Smart Invest Properties serves clients throughout Riviera of Opatija, town Rijeka, Istria and Island Krk prime residential areas including Opatija, Lovran, Volosko, Rijeka, Istria, Island Krk and is working on some other parts of Croatia like main town Zagreb and Dalmatia together with their partners agency.

In addition to serving the Riviera of Opatija real estate market, Smart Invest Properties strongly believes that giving back to the community is extremely important.

Smart Invest Properties – Real estate agency participate in many local and international Real estate Fairs ( Rexpo show – Zagreb - Croatia, International Moscow Property Show - Russia, International Property Show – London – UK, LPS Shangai Luxury Property Show - China, Munchen Property Show - Germany, MIPIM World property market Show Cannes, etc.)

Reg No.: 110/2010

## Listing details

### Common

Title:	MEDULIN, luksuzan stan 2S+DB s pogledom na more, 70 m do mora! (S6/K2)
Property for:	Sale
Property area:	77 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	3

Bathrooms: 2  
Balcony area: 7.98 m<sup>2</sup>  
Terrace area: 13.08 m<sup>2</sup>  
Price: 399,000.00 €  
Updated: Sep 27, 2024

## Condition

Newbuild: yes

## Location

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



## Permits

Ownership certificate: yes

## Additional information

Elevator: yes  
Energy efficiency: In preparation

## Description

Description: ISTRIA - MEDULIN, for sale is a comfortable apartment, 2 bedrooms + living room, with a sea view, located in a luxurious new building in an exceptional location - only 70 meters from the sea! This exclusive new building includes only 8 luxury apartments and is situated on one of the most attractive locations in Medulin. It is only a few steps away from beautiful beaches and the sea, and only a ten-minute walk separates it from the center with all the necessary amenities. Apartment S6 with an area of 77,98 m<sup>2</sup> is situated on the first floor of building K2 and consists of an entrance corridor, master bedroom with en-suite bathroom and access to a balcony of 7,98 m<sup>2</sup>, one more bedroom, separate bathroom, living room with kitchen and dining area with access to a spacious terrace of 13.08 m<sup>2</sup> - an ideal place to enjoy the spectacular sea view and relax with a cup of coffee. The apartment also has 1 parking space and a storage room. The apartments are designed with special attention to quality and are superbly equipped: • floor heating for your comfort throughout the year • DAIKIN air conditioners • aluminum external carpentry with electric blinds with remote control • high-quality Italian ceramics and high-quality parquet in the bedrooms • sanitary ware of top brands LAUFEN and HANSGROHE • LED lighting • ORONA elevator • anti-burglary and fire-resistant entrance doors This property provides you with exceptional comfort and luxurious living space, and is particularly notable for its extraordinary location, just a few steps from the sea. The distance

from the center of Pula is only a 10-15 minute drive, while the airport is 15 km away. This is an opportunity to live in luxury and comfort, close to the sea and all important facilities! **PRICE** The stated price refers to a completely finished apartment on a turnkey basis, without furniture. The price includes 25% VAT, the buyer doesn't pay the real estate transfer tax. In case of buying on a legal entity registered in Croatia it is possible to refund full VAT after the purchase. For more information and a viewing appointment call: +385/99/320-0008 ID CODE: 14373

### Additional contact info

Reference Number: 646078  
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