

## ISTRA, MEDULIN - Moderna novogradnja s pogledom na more, Medulin, House



### Seller Info

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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  
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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, MEDULIN - Moderna novogradnja s pogledom na more
Property for:	Sale
House type:	detached
Property area:	218 m <sup>2</sup>
Lot Size:	500 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Price:	820,000.00 €
Updated:	Sep 27, 2024

### Condition

Built:	2022
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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

Energy efficiency:	A+
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### Heating

Central heating:	yes
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### Parking

Number of parking spaces: 3

## Description

Description:

ISTRIA, MEDULIN - Modern new building with sea view The tip or punta of Istria, as it is commonly called, belongs to one of the most touristic cities of the peninsula and one of the twenty most famous tourist destinations on the Adriatic - Medulin. Medulin's rich cultural past, once a small fishing village, has a favorable geographical position, a well-protected harbor and a fertile hinterland, which contributed to its economic development. Part of the municipality of Medulin are also the smaller towns of Banjole, Pješćana uvala (known for its sandy beaches), Pomer, Premantura, Vinkunar and Vintijan. Part of the city of Medulin is also the small peninsula of Vižula, which is an archaeological site and has been under the protection of cultural heritage monuments since 1974. Premantura is located at the southernmost point of the peninsula, plunging into the blue-green sea, creating a magnificent scene. Its 30 kilometers of coastline, untouched coves and beaches, uninhabited islets, unique flora and breathtaking landscapes make it unique, and its sea is one of the cleanest in the Mediterranean. In this place, surrounded by nature that not many places can boast of, just 300 meters from the sea, a modern new building with a sea view is for sale. The 218m<sup>2</sup> villa consists of an open concept space that unites the living room, dining room and kitchen with access to a covered terrace, a bedroom with its own bathroom, a guest toilet, a laundry room and a technical room on the ground floor, and two rooms with their own bathrooms and terraces on the first floor. . The villa is fully furnished and equipped with smart technology and underfloor heating with a heat pump and is being sold as such. The water is heated by means of solar panels. On the fenced plot of Mediterranean horticulture with an area of 500m<sup>2</sup>, there is also a heated swimming pool with salt water and a waterfall of 24m<sup>2</sup>, a summer kitchen with a toilet and 3 parking spaces with a connection for charging electric cars. OPPORTUNITY!!! 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: 33568

## Additional contact info

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