

## Medulin – Stan 2S+DB na 2. katu, 100 m od mora (43/8), Medulin, Flat



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Medulin – Stan 2S+DB na 2. katu, 100 m od mora (43/8)
Property for:	Sale
Property area:	65 m <sup>2</sup>
Floor:	2
Number of Floors:	2
Bedrooms:	3
Bathrooms:	2
Balcony area:	7 m <sup>2</sup>
Terrace area:	17 m <sup>2</sup>
Price:	530,000.00 €
Updated:	Oct 05, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Elevator:	yes
Energy efficiency:	A+

## Parking

Number of parking spaces: 1

## Description

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The real estate agency Kaiser Immobilien includes in its offer a just completed project of modern apartments in an extraordinary location in the most beautiful part of the famous summer resort of Medulin. It is a very high-quality new construction of two residential buildings (villas) with a total of 16 apartments, a garden, private parking and underground storage on a plot of land with a generous area of 2,000 m<sup>2</sup>. Each of the villas includes 8 apartments, three on the ground floor, three on the 1st floor and two on the 2nd floor. In addition to the top design and execution, the main advantage of this project is the top location only 100 meters from the coast with beautiful sandy beaches and all the accompanying facilities, including pedestrian and bicycle paths, playgrounds for various types of sports, swimming pools, moorings and a whole range of catering facilities. The apartments range in size from 43 to 90 m<sup>2</sup> and are located a few steps away not only from the sea, but also from the surrounding bars, restaurants and shops. They are only a few minutes away from the center of Medulin, and the Pula Amphitheater as well as the international airport of Pula can be reached by car in about 15 minutes. This particular apartment is located on the 2nd floor and on a total area of 91.62 m<sup>2</sup> (according to coefficients 62.84 m<sup>2</sup>) it offers an entrance hall (3.57 m<sup>2</sup>), a master bedroom (9.84 m<sup>2</sup>) with an en-suite bathroom (4.00 m<sup>2</sup>), second bedroom (11.75 m<sup>2</sup>) with balcony access (8.55 m<sup>2</sup>), second bathroom (4.15 m<sup>2</sup>) and living room with kitchen and dining room (19.46 m<sup>2</sup>). The living room has access to a large terrace (17.55 m<sup>2</sup>) with a beautiful view of the sea. All apartments have aluminum carpentry with automatic blinds, Daikin air conditioners, Italian ceramics, parquet in the bedrooms, interior doors from an Italian manufacturer, Grohe sanitary ware, etc. In addition to stairs, the apartment can be reached from the ground floor by elevator. Each apartment has one outdoor parking space of 12.75 m<sup>2</sup> and a storage room of approx. 5 m<sup>2</sup>. Another big advantage is the fact that the project is sold directly by the investor and the buyer does not pay the real estate transaction tax of 3%! The project has just been completed and the apartments are ready for their new owners. An opportunity not to be missed! Contact us to learn more about available units and reserve your little piece of paradise by the sea. Coast and beach - 100 m Cafes, restaurants - 100 m Shops, supermarkets - 500 m Center of Medulin - 1.5 km / 3 minutes Center of Pula – 12 km / 20 minutes Pula Airport - 15 km / 18 minutes The intermediary fee of the agency for the buyer is 3% + VAT. The brokerage fee covers all services related to the purchase and is paid only in the case of real estate purchase, when the first legal deed is concluded. Purchase price of the property: EUR 530,000.00 Intermediary fee (3.75%): EUR 19,875.00 Total investment: EUR 549,875.00 ID CODE: 101-214

## Additional contact info

Reference Number: 647991  
Agency ref id: 101-214