

## Medulin - luksuzna kuća 150m od mora, 270m2, pogled na more, Medulin, House



### 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 - luksuzna kuća 150m od mora, 270m2, pogled na more
Property for:	Sale
House type:	detached
Property area:	270 m <sup>2</sup>
Lot Size:	571 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	7
Bathrooms:	5
Price:	995,000.00 €
Updated:	Oct 03, 2024

### Condition

Newbuild:	yes
Built:	2018.

### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	A
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### Parking

Number of parking spaces: 3

## Description

Description:

Kaiser Immobilien mediates the sale of a luxury house in the south of Istria, in Medulin. The house has two apartments and a wonderful open view of the sea, and is located only 150m from beautiful beaches. The Medulin archipelago with 11 uninhabited islets overgrown with pine forests and untouched nature, crystal clear sea, numerous bays and capes, all this is the environment in which this property is located. Located on a plot of 571 m<sup>2</sup>, with a total living area of 270 m<sup>2</sup>, the building has two apartments, of which the larger apartment is divided into two floors. On the ground floor there is a living room with a living room, kitchen and dining room. Upstairs there are four bedrooms and four bathrooms, as well as a terrace with a wonderful panoramic view of the sea and the islands of the Medulin archipelago. The second apartment consists of a kitchen with a dining room and a living room, a bedroom, a bathroom, a terrace with a hydromassage pool and a view of the sea. Top quality materials and equipment were used in the construction and furnishing of the house. All rooms are air-conditioned with inverter devices. Insulation of 10 cm in combination with high-quality PVC carpentry results in extremely low energy consumption, as evidenced by the A energy certificate. The furniture is made of high-quality solid wood, and the building is sold equipped and furnished. In the well-kept garden, there is a swimming pool with a sunbathing area and a shower, as well as a barbecue area. There are three parking spaces at the approach to the house. Agency ID CODE 105-186 The commission of the agency for the buyer is 3% + VAT and is paid in case of real estate purchase, at the conclusion of the first legal deed. ID CODE: 105-186

## Additional contact info

Reference Number: 648174  
Agency ref id: 105-186