

## PRVI RED DO MORA, POTPUNA PRIVATNOST, Medulin, House



### Seller Info

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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	PRVI RED DO MORA, POTPUNA PRIVATNOST
Property for:	Sale
House type:	detached
Property area:	303 m <sup>2</sup>
Lot Size:	6594 m <sup>2</sup>
Bedrooms:	8
Bathrooms:	6
Price:	1.00 €
Updated:	Oct 28, 2024

### Condition

Built:	2000
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### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Description

Description:	<p>A beautiful estate is located in the vicinity of Medulin, right by the sea! The property covers an area of 6,594 m<sup>2</sup>, of which 2,126 m<sup>2</sup> is building land, while the remaining part is agricultural. On this beautiful plot, there is a house with a total net area of 303 m<sup>2</sup>, built in the year 2000, with a valid building permit for reconstruction to fully realize the potential of this unique property. After the reconstruction, the basement will feature a living room with a kitchen and dining area, with access to a terrace that includes a summer kitchen, lounge area, jacuzzi, and swimming pool. Additionally, the basement will include a toilet, storage room, and technical room. Stairs lead to the ground floor, where there are 6 bedrooms, each with its own bathroom. On the top floor, an additional toilet and a wellness area with access to a sunbathing and relaxation terrace are planned. The construction of an additional building, which will serve as a playroom and storage</p>
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space, is also planned next to the house. Furthermore, there is a possibility of building another house for which a conceptual design has already been created. The garden features two spring water wells, ideal for watering plants, the pool, or other needs. The garden has enough space for the construction of a tennis court or other amenities that will enhance this property. Given its location, this property is ideal as an investment for tourism purposes or for a peaceful family life.

Ownership is clear 1/1 with all the necessary documentation. Make the right decision with our support for a pleasant investment and real estate buying experience, contact us with confidence: FILIP MARIĆ Licensed agent Mob: +385 91/335-5350 [filip.maric@dogma-nekretnine.com](mailto:filip.maric@dogma-nekretnine.com)

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### Additional contact info

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