

## Kuća u Pješčanoj uvali s građevinskim zemljištem, Medulin, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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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:	Kuća u Pješčanoj uvali s građevinskim zemljištem
Property for:	Sale
House type:	detached
Property area:	360 m <sup>2</sup>
Lot Size:	763 m <sup>2</sup>
Bedrooms:	10
Bathrooms:	3
Price:	933,000.00 €
Updated:	Oct 29, 2024

### Condition

Built:	1974
Last renovation:	1986

### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Parking

Garage:	yes
Covered parking space:	yes

## Description

### Description:

A house in a sought-after location in Pješčana uvala, with a total gross area of 360m<sup>2</sup>, with a fascinating view of the sea and the Veruda marina. One of the key selling points is that the house comes with a building plot of 220 m<sup>2</sup>. This provides an outstanding opportunity for future expansion or the construction of an additional facility, adding even greater value and opportunity to the new owner. The house extends over three floors with a 12m<sup>2</sup> garage. It offers a variety of spaces with a total of 10 rooms, which provides enough space for different needs and preferences. The attic adds additional space and flexibility, while the 14m<sup>2</sup> and 7m<sup>2</sup> balconies are ideal for relaxing and enjoying the outdoors. The interior of the house is currently in the process of moving old furniture and additional repairs. It should be noted that the woodwork needs to be replaced in order to maintain and improve the aesthetics and functionality of the house. Considering the 7 parking spaces, the house provides practicality for several cars. Fleeing the city and turning to the sea, the residents of nearby Pula have built a modern settlement and family hotels in Pješčana Uvala for the past thirty years. This bay boasts numerous restaurants, including two of the best in Croatia. There are no gastronomic guides where they are not highlighted, just as there is no significant tourist recognition that they have not received. This settlement can offer a real gastronomic experience. Guests can look for accommodation in private rooms, apartments and family hotels, including those of the highest category. We are at your disposal for additional questions and viewing of this exclusive offer! ID CODE: IS1511442

## Additional contact info

Reference Number: 670507  
Agency ref id: IS1511442