

## NOVOGRADNJA 400 M DO MORA – STAN 1 + VRT 113 M2 – PRIZEMLJE, Medulin, Flat



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
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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:	NOVOGRADNJA 400 M DO MORA – STAN 1 + VRT 113 M2 – PRIZEMLJE
Property for:	Sale
Property area:	69 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	2
Bathrooms:	1
Garden area:	113 m <sup>2</sup>
Terrace area:	24.7 m <sup>2</sup>
Price:	237,500.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
Built:	2024



### Location

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

### Permits

Ownership certificate:	yes
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### Parking

Number of parking spaces:	1
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### Description

Description:	The enchanting Medulin Riviera, which also includes Banjole, has the second highest number of sunny days in Croatia in a year, which, among other things,
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makes it one of the most sought-after destinations for buying real estate, a pleasant and active vacation with many different contents, and investments with a quick and profitable return on investment. Banjole definitely enters the very top of attractive settlements due to its extremely beautiful and functional location and excellent connection with all the necessary facilities. A new building with 6 beautiful apartments is being built right in a quiet, well-organized part of Banjol, 400 meters from various beaches. Ground floor - APARTMENT 1 with a total net reduced area of 69.19 m<sup>2</sup>, of which the closed residential part is 44.55 m<sup>2</sup> - consists of: - 1 bedroom - open space living room, kitchen, dining room - bathroom + covered terrace + garden 113 m<sup>2</sup> + repository + parking space Apartment equipment: - superior construction with a 25 cm thermal profi block - thermally superior PVC carpentry in anthracite color with blinds and mosquito nets - facade 10 cm - 1x mitsubishi air conditioner with heating and cooling (optional extra with payment) - electric underfloor heating throughout the apartment with digital thermostats - additional wall heater with remote control in the bathroom - in the bathroom, a walk-in shower and a Geberit toilet system with a soft-close board - modern Ariston boilers of 100 liters - modern and high-quality Italian ceramics in the apartment and terrace and laminate in the bedrooms - asphalt marked parking space - electricity and water supply on the terrace on the ground floor Location: The sea is only 300 meters from the house, and within a radius of 200 meters there are the necessary facilities, shops, top restaurants, while in Banjole, within 1 km, there is also a pharmacy, gas station, shopping center, various playgrounds, adrenaline park, camp, etc. Premantura, and the beautiful nature and beaches of Cape Kamenjak are at your fingertips, only 4 km from the house, or a few minutes by car or bicycle. The same distance of approx. 4 km to Pula on one side or Medulin on the other, and 10 km to Pula airport. All this shows us that the location is great for several reasons, primarily because of its beauty but also good connectivity and proximity to all important facilities and destinations! An excellent choice for every need, an investment with a quick return on investment or private enjoyment. Contact: FILIP PANDURIĆ Licensed agent +385 99 337 5980 filip.panduric@dogma-nekretnine.com ID CODE: IS1509193

## Additional contact info

Reference Number: 674165  
Agency ref id: IS1509193