ID: 2405

TWO SPACIOUS PROPERTIES WITH OLIVE GROVE AND YARD

Medulin

394,000 €
492 €/m²







Medulin is a picturesque Istrian town located in the south of the peninsula, known for its sandy beach Bijeca, crystal clear sea and rich tourist offer. The former fishing village is today one of the most visited summer destinations in Istria, offering numerous restaurants, promenades by the sea and various sports and recreational activities. Medulin attracts visitors with its relaxed Mediterranean ambience, ideal for a holiday, but also a pleasant life by the sea.

In Medulin, there are two separate buildings with a total area of approximately 800 m², built as single-storey houses, with a spacious yard of approximately 550 m2 and an olive grove of

approximately 1000 m². This property offers numerous possibilities, whether for living, investment or adaptation to your own needs.

The first building, with an area of approximately 290 m², consists of two separate apartments, one of which is in the adaptation phase. This part includes two bathrooms, two kitchens, a living room and an additional outdoor open living room, ideal for enjoying the fresh air. There are also two storage rooms that provide additional storage space. Along this building is an extremely large room with the potential to be converted into one or even two smaller apartments, and inside it is an authentic kažun, currently used as a space for collectibles.

Below is a loophole intended for drying meat, a 4.5-meter-deep well, as well as a furnished barbecue area. A special place is occupied by a room for housing the pump and other equipment for the swimming pool, which is located within the building, providing additional luxury and relaxation opportunities. In addition, there is another part of the building that can easily be converted into a smaller apartment, thus increasing the functionality of this property.

The second building, with an area of about 500 m², consists of a series of rooms that offer various possibilities of use and specially built large boxes for dogs, which makes it suitable for animal lovers or businesses related to breeding and caring for them.

The entire property is energy-secured by 24 new solar panels with 70 kW batteries, which significantly reduces electricity costs and ensures sustainable energy independence. Construction materials include a thermal facade, concrete blocks and PVC joinery, while the roof is made of high-quality sheet metal. Heating is provided by a wood-burning stove and inverter air conditioning, allowing for a comfortable stay throughout the year. There is also a septic tank of 40 cubic meters.

The yard of approximately 550 m² further contributes to the functionality of the space, offering enough space for parking, horticultural landscaping or further conversion according to the wishes of the future owner.

This unique property in Medulin represents an excellent opportunity for those looking for a spacious and versatile facility with numerous possibilities for use. Whether it is a family home, an investment in tourist accommodation or a space adapted to business needs, this property offers ideal conditions. With a spacious yard, swimming pool, olive grove and modern solar energy, it combines comfort, functionality and sustainability. Located in one of the most desirable Istrian locations, this property offers a peaceful life near the sea, but also the potential to develop a profitable business in the heart of Medulin.

FOR ALL ADDITIONAL INFORMATION AND VIEWING, PLEASE FEEL FREE TO CONTACT ME;

+385 91 539 6446
edita.premate@family-nekretnine.hr

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Edita Premate Panić
Mediation Assistant

Summary

LOCATION	Medulin	PROPERTY ID	2405
PRICE	394,000 €	TYPE	House
AREA	800 m²	GARDEN AREA	1,549 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	South	NUMBER OF FLOORS	-
ROOMS	15	BEDROOMS	3
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	4
POOL	Yes	VIEW AT	Greenery
ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	300 cm	ELEVATOR	-
HEATING	Air conditioning, Wood stove	JOINERY	Excellent, PVC
WALLS MATERIAL	Concrete	WALLS CONDITION	Very good
TILES	Very good	PARQUET	Laminate, Very good
FACADE	Good, Very good, Thermal insulation	ROOF	Tin Roof
INTERNAL STAIRS	Very good	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

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Extra features

- Access road
- Tavern
- Terrace
- Pantry
- Garden
- Swimming pool
- Yard

Infrastructure

- Electricity
- Water

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