




HIGHLY PROFITABLE NEW BUILDING IN A WANTED LOCATION

 Premantura, Medulin

 **340,000 €**
4,250 €/m²



The municipality of Medulin is located in the very south of the Istrian Peninsula in the coastal area. Medulin, once a fishing village, is today a modern tourist center that has emerged as one of the most desirable tourist destinations in Croatia in the last ten years, as evidenced by the highest number of overnight stays in recent years.

It is in one of the most attractive settlements within the Municipality of Medulin, in Premantura, that a proven investor is planning to build this extremely modern and high-quality terraced house with a total of 6 residential units. The property will be located on the ground floor of the building with a total living area of 80 m² and will spread over two floors.



The ground floor of the property will consist of a bright living room with access to the garden, which is planned to have an area of approximately 30 m², a high-quality kitchen with a dining area, a guest toilet and a storage room located under the stairs. An internal staircase will lead to the second floor, which will consist of two comfortable bedrooms and two bathrooms. The heating and cooling system is planned to be regulated by 3 air conditioning units, one in each bedroom and one unit is planned in the living room. Electric underfloor heating will also be installed in the kitchen, living room and bathroom. The apartment will be equipped with three-layer PVC joinery in anthracite color, lift-sliding doors, electric aluminum roller shutters and aluminum entrance doors. The floors will be covered with high-quality parquet and ceramics with the option of choosing according to your own preferences. The apartment will also have 2 parking spaces.

The aforementioned high-quality property represents a very interesting opportunity given its quality of construction, surface area and proximity to all accompanying facilities and the sea, and therefore offers the future owner an excellent opportunity whether for family life or for tourist rental, which would certainly accelerate the return on investment.

FOR ALL OTHER INFORMATION, CALL:

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Dean Zunic

Licensed agent

Summary

| | | | |
|-------------------|---------------------------------|--------------------------|--------------------------|
| LOCATION | Premantura, Medulin | PROPERTY ID | 2656 |
| PRICE | 340,000 € | TYPE | House |
| AREA | 80 m ² | GARDEN AREA | 30 m ² |
| YEAR BUILT | 2025. | YEAR RENOVATED | - |
| ORIENTATION | - | NUMBER OF FLOORS | - |
| ROOMS | 3 | BEDROOMS | 2 |
| BATHROOMS | 2 | TOILETS | 1 |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| PARKING | Yes | PARKING SPACES | 2 |
| POOL | - | VIEW AT | - |
| ACCESS ROAD | - | JOINED ROOMS | - |
| CEILING HEIGHT | 250 cm | ELEVATOR | - |
| HEATING | Air conditioning, Floor heating | JOINERY | Aluminum, Excellent, PVC |
| WALLS MATERIAL | - | WALLS CONDITION | - |
| TILES | - | PARQUET | Excellent |
| FACADE | - | ROOF | - |
| INTERNAL STAIRS | - | EXTERNAL STAIRS | - |
| OWNERSHIP TYPE | Orderly | CERTIFICATE OF OWNERSHIP | Yes |
| USAGE PERMIT | - | ENERGY CERTIFICATE | - |



Extra features

- Access road
- Garden

Infrastructure

- Electricity
- Water
- Phone line

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