




## ATTRACTIVE HOUSE IN A ROW IN A TOP LOCATION

 Premantura, Medulin

 **340,000 €**  
4,250 €/m<sup>2</sup>



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 the construction of this extremely modern and high-quality terraced house with a total of 6 residential units is planned by a proven investor. The aforementioned property will be located on the ground floor of a building with a total living area of 80 m<sup>2</sup> and will spread over two floors. The ground floor of the aforementioned property will consist of a bright



living room with access to the garden, which is planned to have an area of approximately 30 m<sup>2</sup>, 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 means of 3 air conditioning units, one each in the bedrooms 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 carpentry in anthracite color, lifting and sliding doors, electric aluminum blinds 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 above-mentioned high-quality real estate represents a very interesting opportunity considering its quality of construction, the functional layout of the rooms, as well as the location itself, close to all accompanying facilities, and therefore offers the future owner an excellent opportunity, whether for family life or for engaging in tourist rental, which would certainly accelerate the return of invested funds.

FOR ALL OTHER INFORMATION, CALL:

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Dean Zunic

Licensed agent

## Summary

LOCATION	Premantura, Medulin	PROPERTY ID	2657
PRICE	340,000 €	TYPE	House
AREA	80 m <sup>2</sup>	GARDEN AREA	30 m <sup>2</sup>
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	Excellent	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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