




QUALITY TWO-BEDROOM APARTMENT NEAR THE BEACH

 Banjole, Medulin

 **253,290 €**
4,085 €/m²



The municipality of Medulin is located in the very south of the Istrian Peninsula on the coast. 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 largest number of overnight stays in recent years.

It is in Banjole, in a very quiet location, that the aforementioned modern and high-quality new construction of a small residential building by a proven investor with a total of 8 residential units is located. The aforementioned apartment of 62.34 m² is located on the first floor and consists of an entrance hall equipped with a burglar-proof entrance door, two bright and



spacious bedrooms, a spacious living room connected to an open space concept kitchen and access to a 4.15 m² loggia, as well as a bathroom equipped with a Geberit built-in cistern, a walk-in shower, installed installations for a washing machine, an Ariston boiler and a ventilation system. The floors throughout the apartment are covered with high-quality ceramics, and the bedroom has Sherborne wood-imitation ceramics. The heating and cooling system is regulated by two Mitsubishi air conditioning units, one unit installed in the bedroom and one in the living room, and electric underfloor heating has also been implemented throughout the building with separate Wi-Fi thermostats in each room. PVC joinery with triple-glazed anthracite glass and aluminum roller shutters with electric lifts have been installed, and an anthracite-colored aluminum garden fence will also be installed. The building is equipped with a 12 cm thick thermal facade on the first floor, which certainly contributes to excellent thermal and sound insulation. The apartment has one uncovered parking space as well as one shared toilet located in the hallway of the building, which will be co-owned by all co-tenants, and the work is scheduled to be completed by the end of 2025.

The aforementioned property represents a very interesting opportunity given its location, proximity to the sea of 200 m, equipment, and the quality materials used during construction, thus providing the future owner with an investment opportunity, whether in terms of enjoying it or engaging in 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 | Banjole, Medulin | PROPERTY ID | 2798 |
| PRICE | 253,290 € | TYPE | Flat |
| FLAT TYPE | Two rooms | AREA | 62 m ² |
| YEAR BUILT | 2025. | YEAR RENOVATED | - |
| ORIENTATION | - | NUMBER OF FLOORS | - |
| ROOMS | 3 | BEDROOMS | 2 |
| BATHROOMS | 1 | TOILETS | - |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| GARDEN AREA | - | PARKING SPACES | 1 |
| POOL | - | VIEW AT | - |
| ACCESS ROAD | - | JOINED ROOMS | - |
| CEILING HEIGHT | 260 cm | ELEVATOR | - |
| HEATING | Air conditioning, Floor heating | JOINERY | Excellent, PVC |
| WALLS MATERIAL | - | WALLS CONDITION | - |
| TILES | - | PARQUET | There is none |



| | | | |
|-----------------|-------------------------------|--------------------------|-----|
| FACADE | Excellent, Thermal insulation | ROOF | - |
| INTERNAL STAIRS | - | EXTERNAL STAIRS | - |
| OWNERSHIP TYPE | Orderly | CERTIFICATE OF OWNERSHIP | Yes |
| USAGE PERMIT | Yes | ENERGY CERTIFICATE | - |

Infrastructure

- Electricity
- Water

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