




# COMFORTABLE ONE-BEDROOM APARTMENT FOR SALE 150 M FROM THE SEA

 Banjole, Medulin

 177,000 €  
4,023 €/m<sup>2</sup>



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 highest number of overnight stays in recent years.

This comfortable apartment with an area of 44 m<sup>2</sup> is located in Banjole, in a very quiet location and only 150 m from the sea. The apartment is located on the ground floor of the building and consists of an entrance hall equipped with a tall wardrobe and shoe rack, a very spacious bathroom equipped with a walk-in shower, a built-in Geberit cistern, an Ariston



boiler and a washing machine, a storage room, a living room connected to a kitchen equipped with all household appliances, a dining area and a sleeping area that is separated from the rest of the space by wooden slats, and from there we have access to a covered terrace. The floors throughout the apartment are covered with high-quality wood imitation ceramics, the heating and cooling system is regulated by a Fujitsu air conditioning unit, with the fact that the property also has a chimney, which gives the future owner the option of installing a wood or pellet stove. White double-glazed PVC carpentry with 7 gas chambers as well as ALU sheds were installed. The aforementioned highly profitable property is being sold fully furnished and the electricity and water meters are separate.

The mentioned property represents a very interesting opportunity considering its location, the proximity to the sea of 150 m, as well as the equipment, thus providing the future owner with an investment opportunity, whether in the sense of enjoying it or engaging in tourist rental, which would definitely speed up the return of the invested funds.

FOR ALL OTHER INFORMATION, CALL:

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Dean Zunic

Licensed agent

## Summary

LOCATION	Banjole, Medulin	PROPERTY ID	2945
PRICE	177,000 €	TYPE	Flat
FLAT TYPE	One room	AREA	44 m <sup>2</sup>
YEAR BUILT	2007.	YEAR RENOVATED	2022.
ORIENTATION	West	NUMBER OF FLOORS	-
ROOMS	2	BEDROOMS	1
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	1
POOL	-	VIEW AT	Greenery
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	265 cm	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Aluminum, Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	There is none
FACADE	Good	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-



## Extra features

- Terrace
- Pantry

## Infrastructure

- Electricity
- Water
- Sewerage

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