



SALE OF A FURNISHED HOUSE WITH TWO STATE-OF-THE-ART APARTMENTS NEAR THE SEA

 Medulin

 **497,800 €**
2,928 €/m²



Medulin is a popular tourist resort located on the southern coast of Istria, Croatia. It is known for its beautiful beaches, crystal clear sea and historical sites, such as the Church of St. Agnes. Medulin offers numerous activities for visitors, including sailing, cycling and exploring the surrounding islands. It is an ideal destination for family holidays and nature lovers.

The detached house is located in an extremely sought-after location with a total area of 170 m². The house consists of two apartments that have separate entrances and are neatly divided into condominiums. The plot of land with a total area of 212 m² is distributed over a green area and a part intended for two parking spaces. The ground floor apartment with an



area of 74 m² consists of an entrance area, an open-plan kitchen with a dining area and access to the terrace. The property has a beautifully decorated bathroom tiled in ceramics throughout. The bathroom has a living opening, shower, toilets and space for a washing machine. The property has two bedrooms, one of which is larger and extremely spacious with access to a terrace, and the other is slightly smaller but also sunny and comfortable. The floors in the property are completely tiled with ceramic tiles which are in excellent condition. The property is bright and airy, all living openings are PVC white with shutters. Inverter air conditioning is installed in both apartments. The property is fully equipped with quality custom-made furniture and is being sold as is.

The second apartment of 71 m² has a similar layout and only a few square meters of difference and almost a personal layout. The apartments are extremely nicely arranged, airy, sunny and comfortable. The similarity of the layout makes the property really comfortable to stay in. The house as a whole looks really attractive, with good space planning. The property has a D certificate, separate electricity and water meters and the apartments are condominiums. The thermal facade is on the exterior of the property.

The property is away from the crowds and yet in an excellent and sought-after location. The proximity of the beaches, campsite, restaurants and the uniqueness of the entire place really makes the property extra special. The aforementioned property represents a rare opportunity for all those looking for the perfect combination of modern comfort and the natural beauty of the Istrian coast. The spaciousness and excellent location make it a perfect investment for those who want to enjoy the Istrian lifestyle during a temporary stay or in the summer months on a holiday.

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

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Summary

LOCATION	Medulin	PROPERTY ID	3074
PRICE	497,800 €	TYPE	House
AREA	170 m ²	GARDEN AREA	212 m ²
YEAR BUILT	2010.	YEAR RENOVATED	2023.
ORIENTATION	Southeast	NUMBER OF FLOORS	-
ROOMS	6	BEDROOMS	4
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	2
POOL	-	VIEW AT	-



ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	265 cm	ELEVATOR	-
HEATING	Air conditioning	JOINERY	PVC, Excellent
WALLS MATERIAL	Concrete	WALLS CONDITION	-
TILES	-	PARQUET	Very good
FACADE	Thermal insulation	ROOF	Channels, Mediterranean
INTERNAL STAIRS	-	EXTERNAL STAIRS	Tiled
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	D



Extra features

- Balcony
- Pantry
- Yard
- Sea View
- Access road
- Terrace

Infrastructure

- Electricity
- Water
- Sewerage

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