



## GROUND FLOOR APARTMENTS FOR SALE AT THE END OF THE SETTLEMENT NEAR THE FOREST

 Medulin

 **249,500 €**  
2,772 €/m<sup>2</sup>



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.

GROUND FLOOR OF A HOUSE WITH TWO APARTMENTS AND A YARD - PEACEFUL LOCATION, POTENTIAL FOR TOURISM



In a peaceful location, not far from the town centre and paved road, a ground floor of a neat detached house in private ownership is for sale. The property is surrounded by greenery and offers a pleasant ambience and privacy, ideal for a holiday or living away from the hustle and bustle of the city. On the ground floor there are two smaller apartments of 40 m<sup>2</sup> and 50 m<sup>2</sup>, each with a separate entrance and a covered entrance area. They have a landscaped yard of 139 m<sup>2</sup>, arranged as a garden and a small oasis for relaxation.

The larger apartment consists of an entrance area, kitchen and living room, bedroom and bathroom. The smaller apartment has a living area with a kitchen, bathroom and additional storage/storage area. The floors are a combination of ceramic and laminate, and wooden joinery with shutters has been installed.

The apartments were previously categorized as tourist (3 ) and there is a possibility of continuing to rent them. If necessary, during renovation, they can be connected into one larger residential unit.

The property is neat and well-maintained, but with minor modernization it can shine in its full glory again. The property is sold furnished.

The covered entrances (canopies) above both entrances were made with great care and give the property a special charm, but also additional functionality through protection from the sun and rain. There is also the possibility of additional decoration of the entrance area next to the garden, as well as the use of a parking space on another plot located in front of the house.

The location is a special advantage - a few minutes to the sea and beaches, close to shops and restaurants, which makes this property ideal for both vacation and investment in tourist rental. The property is located in an excellent, attractive location. A rare opportunity to purchase a move-in ready apartment for buyers looking for peace, their own yard and a property with development potential.

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

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## Summary

LOCATION	Medulin	PROPERTY ID	3118
PRICE	249,500 €	TYPE	Flat
FLAT TYPE	One room	AREA	90 m <sup>2</sup>
YEAR BUILT	2017.	YEAR RENOVATED	-
ORIENTATION	Southeast	NUMBER OF FLOORS	-
	4		2



ROOMS		BEDROOMS	
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	139 m <sup>2</sup>	PARKING SPACES	1
POOL	-	VIEW AT	Greenery and forest
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	260 cm	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Wooden, Good
WALLS MATERIAL	Stone, Concrete	WALLS CONDITION	-
TILES	-	PARQUET	Good, Laminate
FACADE	Excellent, Thermal insulation	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	No external stairs
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-



## Extra features

- Terrace
- Pantry
- Garden
- Yard

## Infrastructure

- Electricity
- Water

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