



SALE OF A HOUSE WITH THREE APARTMENTS IN A QUIET AND ATTRACTIVE LOCATION

 Medulin

 **457,000 €**
3,130 €/m²



In the very south of Istria lies the municipality of Medulin – one of the most sought-after places for living and tourism. Known for its indented coastline, promenades, pine forests and well-maintained beaches, Medulin offers the perfect balance between the liveliness of the summer season and a pleasant, peaceful life throughout the year.

In one of the quieter parts of the settlement, surrounded by greenery, is located a semi-detached house on two floors with a total area of 146 m² of living space. The house is arranged over a basement and ground floor, with additional auxiliary rooms. The courtyard and the position of the house create a feeling of comfort and peace in the aforementioned location.



The entrance area is adorned with a terrace with a fully constructed canopy made of wooden beams, which gives the space warmth and functionality throughout the year. In the courtyard in front of the entrance area there are prefabricated buildings that currently serve as a summer kitchen, additional storage and a fenced garden.

BASEMENT - TWO CHARMING APARTMENTS:

In the basement there are two charming apartments, in front of which we have a green area with a total area of 139 m². The apartments are in residential use, neat and ready to move in, but they need a little refreshment to shine in their full glory.

The layout is classic and very functional:

First apartment:

hallway, kitchen and dining room located in one space, comfortable bedroom and bathroom completely tiled with ceramics.

Second apartment:

open space living room connected to the kitchen. Passing through the living room we have a hallway that separates the bathroom and one smaller bedroom. The bathroom is fully functional, tiled with ceramics and equipped with a shower cabin and a living opening.

The spaces are comfortable enough for a pleasant stay and represent an excellent opportunity for tourist rental or family accommodation. The floors are partially tiled with ceramics and partially with laminate.

GROUND FLOOR - APARTMENT FURNISHED AND READY TO MOVE IN:

Upon entering the apartment, we have a neat hallway, a spacious bedroom equipped with a large sliding wardrobe and a smaller room that is currently used as storage. The bathroom is divided into two parts. The part where the toilet is located and the part where there is an area with a washbasin, shower cabin and space for a washing machine. The living room is open-concept and connected to the dining room and exit to the terrace with a view of the sea and greenery. From the terrace, you can access the attic space, which provides additional storage options. In the apartment on the first floor, we have an inverter air conditioner for heating and cooling the space. A summer kitchen and charming surroundings surround the entrance area and contribute to the beauty of the aforementioned property. In front of all entrance doors, there are canopies that give the property functionality in all weather conditions and provide additional comfort. All living openings are wooden with shutters, in excellent condition. Parking spaces are provided on the plot in front of the property itself.

The location is extremely attractive - just a few meters from the paved road, and yet in an oasis of peace. The special feature of the microlocation is the proximity of a small forest, which in the summer months additionally creates a feeling of privacy and peace. The



mentioned house represents a rare opportunity - located in one of the quieter parts of Medulin, secluded to provide peace and privacy. The house is ideal for family life, but also as an investment for tourist rental with an already formed concept of several accommodation units.

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

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Summary

LOCATION	Medulin	PROPERTY ID	3163
PRICE	457,000 €	TYPE	House
AREA	146 m ²	GARDEN AREA	139 m ²
YEAR BUILT	2009.	YEAR RENOVATED	2017.
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	5	BEDROOMS	2
BATHROOMS	3	TOILETS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	2
POOL	-	VIEW AT	Greenery and forest and sea
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	265 cm	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Wooden, Excellent
WALLS MATERIAL	Concrete	WALLS CONDITION	-
TILES	-	PARQUET	Very good, Laminate
FACADE	Excellent, Thermal insulation	ROOF	Channels, Concrete
INTERNAL STAIRS	-	EXTERNAL STAIRS	No external stairs
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-



Extra features

- Terrace
- Access road
- Garden
- Sea View
- Yard

Infrastructure

- Electricity
- Water

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