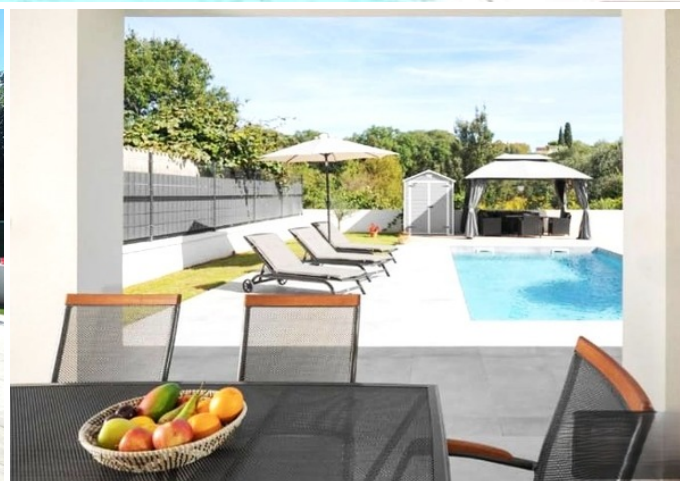




# SALE OF A HOUSE WITH TWO SEPARATE UNITS AND A SWIMMING POOL IN A TOP LOCATION

 Vinkuran, Medulin

 **950,000 €**  
5,460 €/m<sup>2</sup>



Medulin is a popular tourist destination 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.

In one of the quieter settlements of the Municipality of Medulin, located in a side and dead-end street, there is this modern and well-organized house with two completely separate apartments, which gives the property a special value and a wide range of possible uses.



The house is located on a plot of 443 m<sup>2</sup>, which surrounds the entire building and provides enough space for privacy, relaxation and outdoor activities. A special highlight is certainly the swimming pool measuring 7 × 4.5 m, located in a beautifully landscaped part of the plot with a view of the greenery and surrounding houses.

Three comfortable parking spaces are provided for cars in front of the house, and there is also the possibility of using a garage/storage room, which provides enough space for both vehicles and storage.

#### GROUND FLOOR APARTMENT – 104 m<sup>2</sup>

The ground floor apartment covers 104 m<sup>2</sup> and is designed in a very functional way, with an emphasis on an open, airy and pleasant living space.

Upon entering the apartment, you enter the entrance area, which continues into the spacious living room connected to the kitchen and dining room through an open space concept. Large PVC glass surfaces allow for plenty of natural light and additionally connect the interior with the garden.

The apartment has three comfortable bedrooms, a bathroom and all the necessary amenities for a pleasant everyday life or tourist stay.

The floors are made of modern ceramics, and the entire interior is stylishly coordinated and decorated to provide a feeling of comfort and airiness.

All bedrooms have separate air conditioning, blinds and shutters, while a TV installation is also provided in all rooms.

#### APARTMENT ON THE FLOOR – 111.00 m<sup>2</sup>

On the floor there is another, also very comfortable apartment of 111.00 m<sup>2</sup>, which is organized in a similar way, but its position provides additional privacy and a view of the greenery.

This apartment also has an open space living area with a kitchen and dining room, three spacious bedrooms, a bathroom and an entrance area.

Large PVC openings allow for an excellent amount of daylight, while the rooms are air-conditioned and equipped with blinds and shutters. Here too, a TV installation has been carried out in all rooms.

A special advantage of the apartment on the floor is the underfloor heating in the bathrooms, which further increases the level of comfort, as well as an additional bathroom.

Both apartments have separate entrances and clearly separated private zones, which is why the house functions as two independent residential units in practice.

#### ADDITIONAL FEATURES



The house is built of brick and has a thermal facade, while the roof is covered with a gutter. A small attic has been left in the roof space, which gives the future owner the opportunity to further decorate and potentially build another floor, depending on the possibilities and necessary conditions.

There is also a chimney in the house, which is currently not in use, but represents an additional possibility for future heating or other purposes.

#### INVESTMENT POTENTIAL – TWO APARTMENTS, TWO POSSIBILITIES

What makes this property particularly interesting is the fact that it already functions through two completely separate apartments.

For a buyer looking for an investment, this opens up the possibility of continuing the tourism business and generating income, while the second apartment can be used for their own living.

On the other hand, the property is also great for a large family or two generations, where each family can have their own completely separate apartment, while the garden, swimming pool and other outdoor facilities remain shared.

#### A PROPERTY THAT OFFERS MORE THAN ONE STORY

This is not just a house with two apartments, but a property that allows you to live in one part and rent out the other, to use the entire house for tourism or to organize it as a home for two generations.

A quiet cul-de-sac, a private garden, a large swimming pool, a view of the greenery, three parking spaces, a garage/storage room and two spacious and modernly decorated apartments make this property truly beautiful and functional.

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

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## Summary

|             |                    |                  |                    |
|-------------|--------------------|------------------|--------------------|
| LOCATION    | Vinkuran, Medulin  | PROPERTY ID      | 3490               |
| PRICE       | 950,000 €          | TYPE             | House              |
| AREA        | 174 m <sup>2</sup> | GARDEN AREA      | 443 m <sup>2</sup> |
| YEAR BUILT  | 2022.              | YEAR RENOVATED   | -                  |
| ORIENTATION | Southwest          | NUMBER OF FLOORS | -                  |
| ROOMS       | 8                  | BEDROOMS         | 6                  |
|             | 2                  |                  | 2                  |



| BATHROOMS         |                               | TOILETS                  |                |
|-------------------|-------------------------------|--------------------------|----------------|
| DISTANCE FROM SEA | -                             | DISTANCE FROM CENTER     | -              |
| PARKING           | Yes                           | PARKING SPACES           | 3              |
| POOL              | Yes                           | VIEW AT                  | Greenery       |
| ACCESS ROAD       | -                             | JOINED ROOMS             | -              |
| CEILING HEIGHT    | 270 cm                        | ELEVATOR                 | -              |
| HEATING           | Air conditioning, Wood stove  | JOINERY                  | Excellent, PVC |
| WALLS MATERIAL    | -                             | WALLS CONDITION          | -              |
| TILES             | -                             | PARQUET                  | Laminate       |
| FACADE            | Excellent, Thermal insulation | ROOF                     | Channels       |
| INTERNAL STAIRS   | -                             | EXTERNAL STAIRS          | Excellent      |
| OWNERSHIP TYPE    | Orderly                       | CERTIFICATE OF OWNERSHIP | Yes            |
| USAGE PERMIT      | Yes                           | ENERGY CERTIFICATE       | -              |



## Extra features

- Terrace
- Garden
- Yard
- Garage
- Access road
- Swimming pool
- Pantry

## Infrastructure

- Electricity
- Water
- Sewerage

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