

## ISTRA, MEDULIN Obiteljska kuća na 500m od mora!, Medulin, House



### Seller Info

Name: Agencija Dux nekretnine  
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 First Name: Agencija  
 Last Name: Dux nekretnine  
 Company Name: DUX NEKRETNINE d.o.o.  
 Service Type: Selling and renting  
 Country: Croatia  
 Region: Primorsko-goranska županija  
 City: Rijeka  
 ZIP code: 51000  
 Address: Tizianova 8  
 Mobile: 385 91 480 8808  
 Phone: 385 51 518 174  
 About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, MEDULIN Obiteljska kuća na 500m od mora!
Property for:	Sale
House type:	semi-detached
Property area:	200 m <sup>2</sup>
Lot Size:	196 m <sup>2</sup>
Bedrooms:	10
Bathrooms:	4
Price:	400,000.00 €
Updated:	Apr 23, 2024

### Condition

Built:	1986
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Medulin
City area:	Banjole
ZIP code:	52203

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	4
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### Description

Description:	ISTRIA, MEDULIN Family house 500m from the sea! Medulin is one of the representatives of Istrian tourism and is one of the twenty most famous bathing
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names on the Adriatic. The dynamic development of Medulin rests on the valorization of the natural basis and physiognomy of the tame landscape. Every visitor to Medulin can find a true oasis of peace and quiet, rich in the landscapes of this Mediterranean landscape, but at the same time can spend a very dynamic and content-rich vacation here. The municipality of Medulin consists of several small towns, and this family house, whose sale we are mediating, is located in one such town. The building is located in a quiet street and is surrounded by other family buildings and holiday villas. It extends through the basement, ground floor and first floor and has a total living area of 200m<sup>2</sup>. Conceived as a family house with several residential units, this facility offers several possibilities. Layout of apartments in the building: basement - living room with kitchen and dining room, two bedrooms, bathroom and terrace ground floor - living room with kitchen and dining room, three bedrooms, bathrooms and two spacious terraces. The apartment has the possibility to separate one room and use it as a separate studio apartment with its own kitchenette. first floor - apartment 1: living room with kitchen and dining room, one bedroom, bathroom and terrace. apartment 2 - living room with kitchen and dining room, two bedrooms, bathroom and terrace. On the garden of 196m<sup>2</sup> there is a landscaped terrace, a paved garden and a green area that is maintained. Two parking spaces are located in the yard of the house. Although the building requires renovation and additional investments, given the location and the number of apartments in the house, this property is an ideal opportunity for a peaceful family life or as a safe return on investment through renting apartments for tourist purposes. Dear clients, the agency commission is charged in accordance with the General Business Conditions:

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 27864

## Additional contact info

Reference Number: 570674  
 Agency ref id: 27864