ID: 2564

BEAUTIFUL MODERN HOUSE IN A QUIET LOCATION

Medulin

719,000 €
3,298 €/m^2







Medulin is a village and municipality in the Istrian region, located in the south of the peninsula, known for its sandy beach Bijeca, crystal clear sea and rich tourist offer. The former fishing village is now one of the most visited summer destinations in Istria, offering numerous restaurants, promenades by the sea and various sports and recreational activities. Medulin attracts visitors with its relaxed Mediterranean ambience, ideal for a vacation, but also a pleasant life by the sea.

The land with the house is located in a quiet street, positioned southeast facade in a quiet location and in the immediate vicinity of all attractive facilities. The house has a total area of

218m2 and has a yard of 298m2 and a garage of 21.16 m2 with a roller electric door for one car and two parking spaces in the outdoor area.

The yard consists of a paved part and a part with a smaller green area and decorative plants with a total area of 298m2, a passage that leads us to the pool which is quite hidden from neighboring properties and gives us privacy. The pool has a total area of 30 m2 with a heated system and a machine room in a separate part from the pool. In the outdoor area we also have an outdoor shower that is specifically made within one room so that you literally have a door to close and that you are away from all views as if you were in a bathroom. The green area around the pool and several decorative olive trees where there is a relaxation area make this space truly special and pleasant to stay in.

The ground floor of the property consists of a space where the kitchen and living room are planned, which are connected and open-plan with access to the pool and terrace, as well as a guest toilet, and right next to the wall is a modern staircase paved with granite that leads us to the first floor. On the upper floor there is a part where there is an entrance to the rooms with an influx of light from the roof side as well as a window and a planned area for a smaller built-in wardrobe. We enter three bedrooms, each with a separate entrance with its own bathroom, inverter air conditioning and all rooms have large window openings with mosquito nets and electric shutters as well as underfloor heating and two of the three bedrooms also have an exit to a covered terrace of only 18.69 m2 from which we have a wonderful view.

The aforementioned property represents a very attractive opportunity given its spaciousness, functionality and layout. In addition to being ideal for family life, the house also offers great potential for catering activities, which would significantly accelerate the return on investment. The property is fully equipped with care and effort because it can be seen and felt in the property. Quality construction, well-maintained garden and make this property a highly profitable investment.

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

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Summary

LOCATION	Medulin	PROPERTY ID	2564
PRICE	719,000 €	TYPE	House
AREA	218 m²	GARDEN AREA	298 m²
YEAR BUILT	2025.	YEAR RENOVATED	-
ORIENTATION	Southeast	NUMBER OF FLOORS	-

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ROOMS	4	BEDROOMS	3
BATHROOMS	3	TOILETS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	3
POOL	Yes	VIEW AT	Settlement and greenery
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	300 cm	ELEVATOR	-
HEATING	Air conditioning, Floor heating	JOINERY	PVC, Excellent, Aluminum
WALLS MATERIAL	Brick, Concrete	WALLS CONDITION	Excellent
TILES	Excellent	PARQUET	There is none
FACADE	Excellent, Thermal insulation, Very good	ROOF	Concrete, Flat roof
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	No external stairs
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	A+

Extra features

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

Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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