



# HIGH-QUALITY NEW BUILDING IN A GREAT LOCATION

 Banjole, Medulin

 **261,090 €**  
4,080 €/m<sup>2</sup>



The municipality of Medulin is located in the very south of the Istrian Peninsula on the coast. Medulin, once a fishing village, is today a modern tourist center that has emerged as one of the most desirable tourist destinations in Croatia in the last ten years, as evidenced by the largest number of overnight stays in recent years.

In a quiet part of Banjole, there is the aforementioned modern and high-quality new construction of a small residential building by a proven investor with a total of 8 residential units. The aforementioned apartment of 64.26 m<sup>2</sup> is located on the ground floor and consists of an entrance hall equipped with a burglar-proof entrance door, one bright and comfortable



bedroom with access to a terrace and garden, a spacious living room connected to an open space concept kitchen and access to a terrace and garden of 9,63 m<sup>2</sup>, as well as a bathroom equipped with a Geberit built-in cistern, a walk-in shower, installed installations for a washing machine and an Ariston boiler. The floors throughout the apartment are covered with high-quality ceramics, and the bedroom has Sherborne wood-imitation ceramics. The heating and cooling system is regulated by two Mitsubishi air conditioning units, one in the bedroom and one in the living room, and electric underfloor heating has also been implemented throughout the building with separate Wi-Fi thermostats in each room. PVC joinery with triple-glazed anthracite glass and aluminum roller shutters with electric lifts have been installed, and an anthracite-colored aluminum garden fence will also be installed. The building is equipped with an 8 cm thick thermal facade on the ground floor, with 2 cm thick Travertino classico stone also installed, which certainly contributes to excellent thermal and sound insulation. The apartment has one uncovered parking space as well as one shared toilet located in the hallway of the building, which will be co-owned by all co-tenants, and the work is scheduled to be completed by the end of 2025.

The mentioned property represents a very interesting opportunity considering its location, the proximity to the sea of 200 m, the equipment as well as the quality materials that were used during construction, thus providing the future owner with an investment opportunity, whether in terms of enjoying the same or engaging in tourist rental, which would certainly accelerate the return of the invested funds.

FOR ALL OTHER INFORMATION, CALL:

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## Summary

LOCATION	Banjole, Medulin	PROPERTY ID	2793
PRICE	261,090 €	TYPE	Flat
FLAT TYPE	One room	AREA	64 m <sup>2</sup>
YEAR BUILT	2025.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	2	BEDROOMS	1
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	10 m <sup>2</sup>	PARKING SPACES	1
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	260 cm	ELEVATOR	-
HEATING	Air conditioning, Floor heating	JOINERY	Excellent, PVC



WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	There is none
FACADE	Excellent, Thermal insulation	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-



## Extra features

- Garden

## Infrastructure

- Electricity
- Water

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