ID: 2817

# SPACIOUS HOUSE WITH SEA VIEW

Medulin

**980,000 €**
3,500 €/m$^2$







Medulin is a settlement and one of the most important tourist municipalities in Istria. It is located on a beautiful part of the southern Istrian coast, 8 kilometers southeast of Pula. Interestingly, Medulin, along with traditional fishing festivals, has also become a modern tourist center. But those who want peace will also find their oasis on one of the numerous sandy or rocky beaches, capes or bays surrounded by forests.

Within the Municipality of Medulin, just a few minutes walk from the center, you will find this spacious house of 280 m$^2$ and a 500 m$^2$ plot. The house consists of two separate residential units on two floors, surrounded by a concrete wall and has a large sliding metal fence. Parking spaces are provided in front of the property within the yard. On the ground floor entrance there

is a residential unit of 140 $m^2$ with three bedrooms, three bathrooms, a spacious living room with access to a comfortable terrace. The second floor consists of an entrance area into the living room with an open concept kitchen, access to a spacious terrace, three bedrooms, one of which has access to a balcony, three bathrooms and a separate toilet. The floors in the living room and bedrooms are covered with laminate, while the bathrooms throughout the house are equipped with tiles. Heating is regulated by an air conditioning unit, underfloor heating on one floor and central heating via a heat pump that is currently not in operation. On the top of the house there is a spacious roof terrace with a swimming pool and an open, permanent panoramic view of the sea.

The aforementioned property represents a very attractive and profitable opportunity given its impressive living space and very quiet location. A special advantage of this house is that the ground floor and first floor have separate entrances, without internal connections, which allows for independent use of each floor, ideal for two families. It offers quality enjoyment for family life as well as an established rental business that also ensures a quick return on investment.

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## Summary

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|---|---|---|---|
| LOCATION | Medulin | PROPERTY ID | 2817 |
| PRICE | 980,000 € | TYPE | House |
| AREA | 280 $m^2$ | GARDEN AREA | 500 $m^2$ |
| YEAR BUILT | 2015. | YEAR RENOVATED | - |
| ORIENTATION | - | NUMBER OF FLOORS | - |
| ROOMS | 8 | BEDROOMS | 6 |
| BATHROOMS | 6 | TOILETS | 1 |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| PARKING | Yes | PARKING SPACES | 4 |
| POOL | Yes | VIEW AT | Sea |
| ACCESS ROAD | - | JOINED ROOMS | - |
| CEILING HEIGHT | 240 cm | ELEVATOR | - |
| HEATING | Zonal, Air conditioning, Floor heating | JOINERY | PVC, Excellent |
| WALLS MATERIAL | Brick, Concrete, Gypsum partitions | WALLS CONDITION | - |
| TILES | - | PARQUET | Excellent, Laminate |
| FACADE | Excellent, Thermal insulation | ROOF | Concrete, Flat roof |
| INTERNAL STAIRS | - | EXTERNAL STAIRS | Tiled |
| OWNERSHIP TYPE | Orderly | CERTIFICATE OF OWNERSHIP | Yes |
| USAGE PERMIT | Yes | ENERGY CERTIFICATE | - |

## Extra features

- Access road
- Terrace
- Pantry
- Garden
- Swimming pool
- Sea View
- Yard

## Infrastructure

- Electricity
- Water
- Phone line

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