



## TWO HOUSES FOR SALE IN THE ROH-BAU PHASE, JUST TWO MINUTES FROM THE SEA

 Medulin

 **495,000 €**  
1,980 €/m<sup>2</sup>



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 there are two houses with high potential, on a plot of 800m<sup>2</sup>. The entrance to the first of the properties with an area of 140m<sup>2</sup> consists of an



entrance hall, entrance to two bedrooms lit by daylight and access to covered terraces. Two bathrooms as well as a practical wardrobe.

Internal concrete stairs lead to the first floor where there is a pantry, an open-concept kitchen with a living room, and access to a spacious covered terrace with a view of the sea.

The second property consists of 115m<sup>2</sup>, the ground floor is intended for storage, a living room with an open concept kitchen also with access to a covered terrace.

Internal stairs lead to the entrance hall, 2 bedrooms, 2 bathrooms and a covered terrace with a partial sea view. The utilities for the house and the connection to the sewerage system have been paid for, and electricity and water are in front of the plot. The project also includes a 22 m<sup>2</sup> swimming pool and 5 parking spaces.

These two beautiful houses offer a wealth of possibilities for buying with two families as well as for renting. The houses are very interesting properties in a very quiet location that offer the future owner the possibility of adapting them as desired for the needs of family life and, according to their wishes, offer the possibility of engaging in catering activities, renting them out and a quick return on invested funds.

FOR ALL OTHER INFORMATION CALL:

+385 99 2004 613

mirjana.tomicic@family-nekretnine.hr

Mirjana Tomičić

Assistant in mediation

## Summary

LOCATION	Medulin	PROPERTY ID	2837
PRICE	495,000 €	TYPE	House
AREA	250 m <sup>2</sup>	GARDEN AREA	800 m <sup>2</sup>
YEAR BUILT	2024.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	-	BEDROOMS	6
BATHROOMS	4	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	5
POOL	-	VIEW AT	Yard
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	240 cm	ELEVATOR	-
HEATING	-	JOINERY	-
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	-	ROOF	Channels
INTERNAL STAIRS	Very good	EXTERNAL STAIRS	No external stairs



OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-



## Extra features

- Terrace
- Balcony
- Garden
- Yard
- Access road

## Infrastructure

- Electricity
- Water
- Sewerage

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