



FOR SALE: COMFORTABLE TWO-BEDROOM APARTMENT, NEWLY BUILT, NEAR THE SEA

 Medulin

 **269,500 €**
3,850 €/m²



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 highest number of overnight stays in recent years.

This modern apartment in a new building of 70 m² is located in Medulin, just 1 km from the sea, located on the ground floor of a small residential building. The apartment consists of two bedrooms, a spacious living room connected to the kitchen and dining room, a bathroom and a storage room. The living room provides access to the terrace and the accompanying garden,



which is available for use, providing additional space for relaxation and enjoyment outdoors. The apartment is equipped with quality materials and modern solutions, including ceramics throughout the apartment, white PVC joinery with double glazing and 7 gas chambers, electric shutters, mosquito nets on the windows and three air conditioning units. Additional energy efficiency is provided by a thermal facade and quality insulation. The property has one parking space, and the planned completion of the works is in the fall of 2026. The apartment has a use permit, is properly divided into condominiums and has proper documentation, which allows for a safe purchase and financing through a housing loan.

The above-mentioned high-quality property represents a very interesting opportunity considering its quality of construction, surface area and proximity to all accompanying facilities, and therefore offers the future owner an excellent opportunity, whether for family life or for engaging in tourist rental, which would certainly accelerate the return of invested funds.

FOR ALL OTHER INFORMATION, CALL:

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Dean Zunic

Licensed agent

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Summary

LOCATION	Medulin	PROPERTY ID	3443
PRICE	269,500 €	TYPE	Flat
FLAT TYPE	Two rooms	AREA	70 m ²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	Southeast	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	1
POOL	-	VIEW AT	Greenery
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	270 cm	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	There is none
FACADE	Excellent, Thermal insulation	ROOF	-
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	A



Extra features

- Terrace
- Garden

Infrastructure

- Electricity
- Water
- Phone line

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