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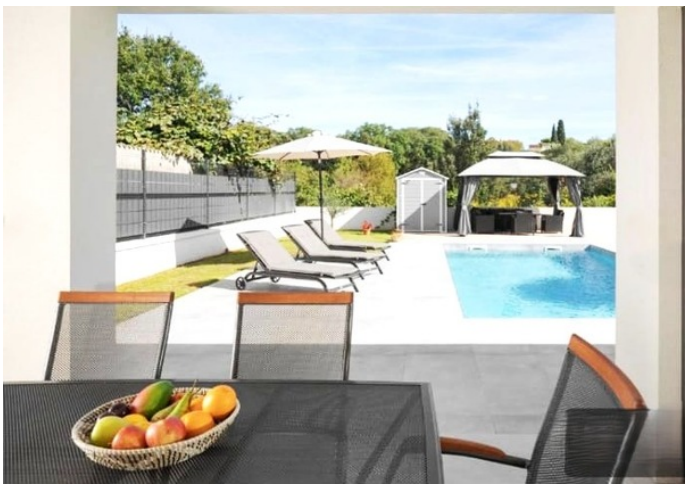
SALE OF INVESTMENT HOUSE WITH TWO APARTMENTS AND SWIMMING POOL IN QUIET ENVIRONMENT

Vinkuran, Medulin

950,000 €
3,878 €/m^2







Medulin is a popular tourist destination located on the southern coast of Istria, Croatia. It is renowned for its beautiful beaches, crystal-clear sea, and historical landmarks, such as the Church of St. Agnes. Medulin offers numerous activities for visitors, including sailing, cycling, and exploring the surrounding islands. It is an ideal destination for family vacations and nature enthusiasts.

Situated in one of the quieter neighborhoods of the Municipality of Medulin—on a side street that ends in a cul-de-sac—lies this modern, well-laid-out house featuring two completely

separate apartments; this configuration adds significant value to the property and offers a wide range of potential uses.

The house has a total area of 245 m² and sits on a 667 m² plot that surrounds the entire building, providing ample space for privacy, relaxation, and outdoor living. A standout feature is the 32 m² swimming pool, located in a beautifully landscaped area of the grounds with views of the surrounding greenery and neighboring houses.

Three spacious parking spaces are provided in front of the house, and there is also a garage/storage area, offering plenty of room for both vehicles and storage.

GROUND-FLOOR APARTMENT

The ground-floor apartment—currently utilized for tourism—features a highly functional layout that emphasizes an open, airy, and inviting living space. Upon entering the apartment, you arrive in the entrance area, which leads into a spacious living room connected to the kitchen and dining area in an open-plan layout. Large PVC glass surfaces allow for an abundance of natural light and seamlessly connect the interior with the outdoor area.

The apartment features three comfortable bedrooms, bathrooms, and all the amenities necessary for comfortable daily living or a pleasant stay for tourists.

The floors are finished with modern ceramic tiles, and the entire interior is stylishly coordinated to create a sense of comfort and airiness.

All bedrooms are equipped with individual air conditioning units and window blinds/shutters, and TV connections are installed in every room.

UPPER-FLOOR APARTMENT

The upper floor houses a second, equally comfortable apartment—currently occupied by the owner—which follows a similar layout but offers added privacy and views of the surrounding greenery due to its position.

This apartment also features an open-plan living area with a kitchen and dining space, three spacious bedrooms, bathrooms, and an entrance area.

Large white PVC windows ensure excellent natural light, while the rooms are air-conditioned and fitted with blinds and shutters. TV connections are installed in all rooms here as well.

A special advantage of the upper-floor apartment is the underfloor heating in the bathrooms, which further enhances comfort, along with the inclusion of an additional bathroom.

Both apartments have separate entrances and clearly defined private zones, allowing the house to function effectively as two independent residential units.

ADDITIONAL FEATURES

The house is constructed of brick and features thermal insulation on the façade, while the roof is covered with traditional Mediterranean clay tiles. A small attic space remains within the roof structure, offering the future owner the opportunity for further renovation or the potential to add another floor, subject to feasibility and regulatory requirements. The property includes two parking spaces and a garage with a secure door. The surrounding area is exceptionally well-maintained and thoughtfully planned.

The house also features a chimney; while currently not in use, it offers additional possibilities for future heating system installations or other purposes.

INVESTMENT POTENTIAL – TWO APARTMENTS, TWO POSSIBILITIES

What makes this property particularly interesting is the fact that it already functions as two completely separate apartments.

For an investor, this opens up the possibility of continuing a tourism-based business to generate income while using the second apartment for personal residence.

Alternatively, the property is ideal for a large family or a multi-generational household, allowing each family unit to have its own fully independent apartment while sharing the garden, swimming pool, and other outdoor amenities.

A PROPERTY THAT OFFERS MORE THAN JUST ONE SCENARIO

This is not merely a house with two apartments; it is a property that offers flexibility—allowing you to live in one unit while renting out the other, use the entire house for tourism, or organize it as a home for two generations. A quiet cul-de-sac, private grounds, a large swimming pool, a view of the greenery, three parking spaces, a garage/storage area, and two spacious, modernly appointed apartments make this property truly beautiful and functional.

For further information and to arrange a viewing, please feel free to contact me:

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Summary

LOCATION	Vinkuran, Medulin	PROPERTY ID	3490
PRICE	950,000 €	TYPE	House
AREA	245 m²	GARDEN AREA	667 m²
YEAR BUILT	2022.	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	8	BEDROOMS	6

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BATHROOMS	2	TOILETS	2
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	3
POOL	Yes	VIEW AT	Greenery
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	270 cm	ELEVATOR	-
HEATING	Air conditioning, Wood stove	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Laminate
FACADE	Excellent, Thermal insulation	ROOF	Channels
INTERNAL STAIRS	-	EXTERNAL STAIRS	Excellent
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

Extra features

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

Infrastructure

- Electricity
- Water
- Sewerage

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