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ID 1057-1 1.700.000 €

Authentic stone house with pool, sea view, Medulin | Istra

Medulin



Basic information

PRICE	1.700.000 €
AREA	360 m²
LAND AREA	1340 m²
GARDEN AREA	1100 m²
PRICE PER SQUARE	4.722 €
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	Semi-detached house
LOCATION	Medulin
REAL ESTATE ID	1057-1

House | Medulin | Istria

For Sale | Two Separate Authentic Stone Houses
Situated in an exceptionally peaceful location surrounded by greenery in Medulin, on a spacious plot of 1,340 m².

Each house has been built with great care and high-quality materials. Thanks to their separate 24 m² swimming pools, owners can enjoy complete privacy and comfort.

Both houses are spread over two floors. The ground floor features an entrance hallway that leads to a stylishly equipped kitchen, a dining area, and a spacious living room with a fireplace. The living room opens onto a covered terrace that leads directly to the pool – a perfect place to relax during warm summer days. The ground floor also includes two comfortable bedrooms, a bathroom, a separate toilet, and a practical storage room. An internal staircase leads to the upper floor, where you'll find two more bedrooms, two modern bathrooms, and a terrace offering panoramic views of the sea and surrounding nature.

Both houses are fully furnished and equipped with top-quality furniture and are being sold as-is – ready for immediate move-in. Solar panels for hot water heating, an alarm system, and video surveillance have been installed, while the surrounding landscape is beautifully maintained with carefully designed horticulture. When purchasing this property, the new owner acquires 100% ownership of the company that holds the houses, thus avoiding the real estate transfer tax – an additional benefit that makes this offer even more attractive.

The location is ideal for peaceful family living as well as for luxury tourist rental. The houses are just a three-minute walk from a natural beach with a beach bar, 500 meters from the center of Medulin, one kilometer from the nearest supermarket, three kilometers from the highway, and eight kilometers from the airport. An additional asset is the nearby cycling path that connects Medulin to Ližnjan – ideal for outdoor enthusiasts and nature lovers.

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This property presents an outstanding long-term investment opportunity, as it has been hosting loyal returning guests during the summer season for many years – allowing the future owner to seamlessly continue with a successful rental business without the need for further investment.

For more information or to schedule a viewing, feel free to contact us – this unique opportunity is not to be missed.

More information

FEATURES	Furnished, 24 hour security service, Sea views, Panoramic view, Disabled access
EQUIPMENT	Alarm, Pool, Fireplace, Air conditioning, Intercom, Security door, Barbecue, Built-in wardrobe, Video surveillance, Garden shed
INFRASTRUCTURE	Waterworks, Cable TV, Sewage, Electricity, ADSL Internet, Active telephone line
PERMITS	Owner's certificate, Occupancy permit, Building permit
CONSTRUCTION YEAR	2013.
ADAPTATION YEAR	2025.
TOTAL FLOORS	One floor
RESIDENTIAL UNITS	2
ROOMS	8
BATHROOMS	8
ORIENTATION	South, Southwest, East, Southeast, West
ENERGY EFFICIENCY	A.
TRANSPORTATION	Bus
DISTANCE FROM PUBLIC TRANSPORTATION	5 m
DISTANCE FROM SEA	600 m
DISTANCE FROM BEACH	600 m
DISTANCE FROM CENTER	800 m
DISTANCE FROM CENTER	Maintained
HEATING	Solid fuel stove, Electric heating, Air condition
SPACES	Balcony, Utility room, Pantry, Parking, Terrace, Garden
JOINERY	PVC

View listing