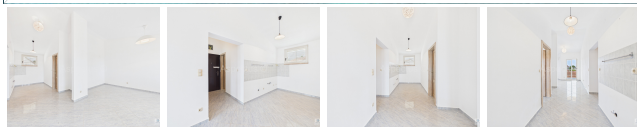


ID 1745-1 155.000 €

## Apartment Medulin, 1st floor, 1,200 m from the sea

 Medulin



### Basic information

PRICE	155.000 €
AREA	49 m <sup>2</sup>
PRICE PER SQUARE	3.138 €
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	Flat in a building
LOCATION	Medulin
REAL ESTATE ID	1745-1

### Apartment for Sale, Medulin, Istria

A one-bedroom apartment with a total area of 49.38 m<sup>2</sup> is for sale, located on the first floor of a small residential building in a quiet part of Medulin. The property is situated in an exceptionally attractive location, approximately 1,200 m from the sea and well-maintained beaches, making it ideal for living, vacation use, or tourist rental.

The apartment consists of an entrance hallway, kitchen, dining area with living room, bedroom with access to a terrace, bathroom, and a loggia, offering a very functional and comfortable layout for everyday living. The bedroom has direct access to the terrace, adding an extra sense of privacy and connection with the outdoor space. The apartment is air-conditioned, and the unit provides both heating and cooling, ensuring a comfortable temperature throughout the year.

In front of the building, there is a parking space that is not owned but is regularly used.

Distances from the apartment to key amenities are as follows: beach approx. 1,200 m, nearest supermarket 600 m, pharmacy 400 m, Medulin town center 400 m, kindergarten 600 m, and primary school 650 m, all easily accessible by car or a short bike ride.

Medulin is one of the most well-known tourist destinations in Istria, recognized for its long summer season, crystal-clear sea, and well-developed tourism infrastructure. During the summer months, it offers numerous well-maintained beaches, beach bars, restaurants, and taverns with rich local cuisine, various sports activities such as water sports and boat excursions, as well as entertainment for children and family-friendly facilities. In the evenings, the town offers seaside promenades, summer events, and a relaxed atmosphere. It is located approximately 12 km from Pula and 13 km from the airport.

The apartment represents an excellent opportunity for peaceful year-round living, as well as a strong investment with high potential for tourist rental.

## More information

EQUIPMENT	Shower cabin, Air conditioning, Intercom, Security door
INFRASTRUCTURE	Waterworks, Sewage, Electricity
PERMITS	Owner's certificate, Occupancy permit in process
CONSTRUCTION YEAR	2005.
TOTAL FLOORS	One-story
FLOOR	1
ROOMS	1
BEDROOMS	1
BATHROOMS	1
ORIENTATION	North, Northeast, South, Southwest
ENERGY EFFICIENCY	U izradi.
TRANSPORTATION	Bus
DISTANCE FROM PUBLIC TRANSPORTATION	1 min
DISTANCE FROM SEA	1.0 km
DISTANCE FROM BEACH	1.0 km
DISTANCE FROM CENTER	350 m
DISTANCE FROM CENTER	Maintained, Habitable
HEATING	Air condition
SPACES	Dining room, Living room, Hall, Kitchen, Bathroom, Parking, Bedroom, Terrace, Loggia
JOINERY	Wooden
RESERVE	15 €

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