Vanesa Šaša
vanesa@aspectus.com.hr
+385 52 225 200
+385 99 386 8200

ID 1748-1 1.100.000 €

Apartment House with 5 Apartments, Swimming Pool and Panoramic Sea View | Pula, Medulin

Medulin



Basic information

PRICE	1.100.000 €
AREA	263,06 m²
LAND AREA	650 m²
GARDEN AREA	453 m²
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	Detached house
LOCATION	Medulin
REAL ESTATE ID	1748-1

Medulin | Apartment house with swimming pool and panoramic sea views.

Located in a peaceful and attractive area of Medulin, just a few minutes away from the sea and all essential amenities, this detached apartment house with a swimming pool and a total of five residential units represents an exceptional opportunity. A special feature of this property is that every apartment offers an open sea view, making it an excellent investment opportunity for tourist rental, as well as an ideal choice for family living or a combination of private residence and rental business.

The house has a total living area of 263.06 m² and extends over the ground floor, first floor, and attic, situated on a beautifully maintained plot of land measuring 650 m².

On the ground floor, there is an apartment of 69.84 m² consisting of an entrance area, kitchen with dining area and living room, bathroom, one bedroom, and a spacious covered terrace with views of the sea and olive trees. The ground floor also includes a studio apartment of 24.35 m² with its own terrace.

The first floor features a studio apartment of 24.35 m² with a terrace, as well as a spacious two-bedroom apartment of 63 m² with a large terrace and panoramic sea views.

The attic level offers a comfortable one-bedroom apartment of 53.10 m², also featuring beautiful open sea views. Each floor includes a storage room, further enhancing the functionality of the property. The house is equipped with air conditioning units for heating and cooling, while the installed preparation for central heating with radiators provides the possibility of completing the system and ensuring comfortable living throughout the year.

The carefully landscaped outdoor area has been designed as a space for relaxation and enjoyment. At its centre is a 21 m² swimming pool equipped with an electrolysis system, massage jets, a waterfall feature, and lighting. The pool area includes a sunbathing area with loungers, an outdoor shower, and landscaped green areas that create a pleasant Mediterranean atmosphere.

Vanesa Šaša
vanesa@aspectus.com.hr
+385 52 225 200
+385 99 386 8200

A special highlight is the authentic Istrian-style summer kitchen, equipped with a barbecue with ventilation and lighting, sink, cooking hob, coffee machine, dishwasher, air conditioning, television, wine rack, and a large wooden bench ideal for gatherings and socialising.

The outdoor area is further enhanced by magnificent palm trees with decorative night lighting, three olive trees, a fig tree, an orange tree, and carefully arranged flower beds that emphasise the Mediterranean character of this property.

The property also includes a separate laundry room of 13 m², six parking spaces, a wood storage room, and a neatly arranged aluminium-clad area for waste containers. The maintenance of the green areas is made easier by an automatic lawn irrigation system. Additional convenience is provided by entrance gates with remote control, while the wide access road in front of the house ensures easy access and comfortable everyday use. The property also offers the possibility of charging an electric vehicle, further meeting the modern needs of future owners and guests.

The property is located in a peaceful part of Medulin, in the Vrčevan area. The location offers the perfect combination of privacy and proximity to all amenities required for comfortable living and holidays. Within a few minutes, you can reach supermarkets, restaurants, cafés, the marina, seaside promenades, cycling and walking trails, kindergarten, primary school, pharmacy, medical centre, as well as various sports and recreational facilities.

The attractive beaches of Medulin are only a 6-minute drive away, while the popular Bora Bora beach in Ližnjan can be reached within 8 minutes by car. Pula is located 8.6 km away, while Pula Airport is 14 km away. The property enjoys an excellent location with great connections to the most famous destinations in Istria, including Cape Kamenjak and Premantura, located 12 km away, Rovinj at 47 km, and Fažana at 18 km.

Thanks to the panoramic sea views from every apartment, excellent location, beautifully landscaped outdoor area with a swimming pool, and a well-designed layout, this property represents an outstanding opportunity for a tourism investment or the purchase of a luxury family home.

Option, Rent before you buy: Would you like to experience this property before making your purchase decision? Take the opportunity to stay at the house and discover its advantages firsthand. Because some properties are not meant to be judged by appearance alone - their true value is best experienced.

The property has complete and orderly documentation. Ownership is clear and without encumbrances.

It is our great pleasure to present this property, as it truly offers what many buyers are looking for - peace, space, and the feeling of home.

For additional information and to arrange a viewing, please contact the Aspectus Team.

More information

FEATURES	Close to the town centre, Close to the shop, Close to the beach, Close to the school, Quiet area, Furnished, Equipped kitchen, Sea views, Undisrupted sea views, Panoramic view, Well-maintained yard, Large terrace
EQUIPMENT	Pool, Bathtub, Shower cabin, Wi-Fi network, Air conditioning, Dishwasher, Intercom, Barbecue, Satellite TV, Built-in wardrobe, Video surveillance, Charger for electric vehicles
INFRASTRUCTURE	Waterworks, Cable TV, Sewage, Electricity, ADSL Internet, Active telephone line
PERMITS	Owner's certificate, Occupancy permit, Building permit
CONSTRUCTION YEAR	2008.
TOTAL FLOORS	Two-story

Vanesa Šaša
vanesa@aspectus.com.hr
+385 52 225 200
+385 99 386 8200

RESIDENTIAL UNITS	5
ROOMS	9
BEDROOMS	6
BATHROOMS	5
ENERGY EFFICIENCY	U izradi.
TRANSPORTATION	Bus
DISTANCE FROM PUBLIC TRANSPORTATION	500 m
DISTANCE FROM SEA	2.1 km
DISTANCE FROM BEACH	2.5 km
DISTANCE FROM CENTER	950 m
DISTANCE FROM CENTER	New construction, Maintained, Habitable
HEATING	Air condition
SPACES	Room, Dining room, Living room, Woodshed, Utility room, Hall, Kitchen, Bathroom, Summer kitchen, Parking, Bedroom, Storage space, Garden, Terrace
JOINERY	PVC

View listing