



In Medulin is for sale an excellent business investment

340.000 €

798 €/m²

Detached family house with 5 separate apartments near walking trail in Medulin is for sale. This residential area of 426 sqm is placed on a parcel of 725 sqm.

There are two apartments on the ground floor. Apartment S2 (see ground-plan No. 2) has an area of 34,35 sqm. It consists of a kitchen, dining room, en suite bedroom, and covered terrace. The other apartment S3 (see ground-plan No. 3) has 20,59 sqm and consists of one en suite bedroom, covered terrace and small kitchen. In the south-west part of the parcel is another building with 2 more apartments – B1 and B2 (see ground-plan No. 4). The whole building has 56,94 sqm, while the apartments have the surface of 28 sqm and both consist of one bedroom, kitchen, bathroom and covered terrace.

The main house has a residential area S1 (see ground-floor No. 2 and 3) of 187 sqm and extends over two floors. The ground floor has perfectly distributed rooms: entrance hall, WC, spacious living room, kitchen, dining room and an exit to a terrace facing south-west. The first floor consists of a bathroom, three bedrooms and one master bedroom with a walk-in closet and storage space.

Outdoor stairs lead to big separated apartment S4 (see ground-plan No. 3) on the first floor. Two bedrooms, living room, bathroom, kitchen and a terrace take up the surface of 54 sqm.

An ideal place to spend time during the warmest months is a covered terrace in the yard, with a big wooden table, summer kitchen and WC. There is also a tavern with a rustic fireplace and a garage (22 sqm) which has enough space for 2 cars. In the yard, you can enjoy barbecuing, gaze at the olive trees and take the sun in the Mediterranean orchard.

All the premises can be heated or cooled by using the oil central heating system, air conditioners and/or fireplace. Water is heated by solar panels. The joinery is wooden with double-glazed windows, while the floors are covered with Istrian stone, high-quality tiles and laminate. The property is for sale fully furnished. The parcel has enough parking space for at least 6 vehicles. Fantastic location and vicinity to the marina are what makes this property a perfect holiday rental. The house is in the function of rent and the annual gross income is 30.000,00 EUR.

The nearest beach is only 600 m away, the marina 800 m, while the restaurants, stores, and bakery are not far away, just 500 m. The distance to the center of Pula is 12 km, Pula airport 14 km. The nearest highway entrance is at 25 km.

Summary

Location	Medulin	Property ID	2134
Price	340.000 €	Type	house
Area	426 m ²	Land area	725 m ²
Bedrooms	10	Bathrooms	7
Parking spaces	6	Parking spaces (garage)	2
Floor	ground floor	Orientation	Southwest
Ownership type	Co-ownership	Owner	Private owner
Price/m ²	798 €	Tax	3%
Energy certificate	-	Subtype	apartment house, family house

Distances

Center	700 m
Sea	600 m
Near a bigger city	12 km
Park	500 m
Pula airport	14 km
School	1000 m
Venezia airport	280 km
Store	30 m
Transportation	200 m

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