

Family house with swimming pool next to Kamenjak Nature Park | Medulin

435.000 €
2.825 €/m^2

A well-maintained family house is for sale in Volme (Banjole), set in a rare location, as the last house in a row, directly next to a protected natural area. This position guarantees lasting peace and an open view of greenery, with no further construction in front of the property.

- Living area: 124 m2
- Plot: 313 m2
- Swimming pool: 33 m2
- Bedrooms: 3 | Bathrooms: 2
- Orientation: Southwest

Layout and features

The owners built the house for their own needs, which is reflected in the functional layout and regular maintenance. The property has been used exclusively for private family holidays.

Ground floor: Open-space living room with kitchen and dining area, bathroom, and access to a covered terrace with barbecue and swimming pool. Thanks to its southwest orientation, the outdoor area and pool enjoy sunshine throughout the day.

First floor: Three bedrooms and an additional bathroom, with an open view of nature.

Comfort and infrastructure

The house is equipped for comfortable year-round living. Heating and cooling are provided by an economical pellet stove and inverter air conditioning units.

The property has an installation for high-speed internet, fiber/DSL, making it ideal for working from home. It currently uses a septic tank, with a planned connection to the municipal sewer system, which will further improve the utility standard.

Lifestyle and location

The location in Volme allows you to enjoy an active outdoor lifestyle without the need for a car:

- Beaches: Well-maintained bays are only 900 m away, just a few minutes' easy walk.
- Outdoor: Cycling and trail paths start right in front of the house and lead directly to the well-known Safari Bar in the south of Kamenjak.
- Gastronomy: Excellent restaurants such as Batelina and Šćuza are nearby.

Investment potential

Although the house has been used privately, the estimated gross income from tourist rental in this location is around €25,000 per year.

For viewing appointments and additional information, feel free to contact us via the form or by phone.

Thinking about installing solar panels? Read what to consider before installing a solar power system with battery storage and when to consider a grid connection or a stand-alone off-grid system.

Summary

Location	Medulin	Property ID	2615
Price	435.000 €	Type	house
Area	154 m²	Land area	313 m²
Bedrooms	3	Bathrooms	2
Parking spaces	2	Parking spaces (garage)	-
Floor	ground floor	Orientation	Southwest
Ownership type	Co-ownership	Owner	Private owner
Price/m²	2.825 €	Real estate transfer tax	3%
Energy certificate	In progress	Subtype	family house, semi-detached

Distances

Sea	900 m
Restaurant	700 m
"Kamenjak" Nature Park	8.3 km
Market	4.7 km
Transportation	850 m
Store	1.3 km
Pharmacy	1.2 km
Gym	1.2 km
Sport facilities	3.1 km
Kindergarten	1.3 km

School	1.8 km
Marina Volme	1.4 km
Hospital	9 km
Pula	6.7 km
Medulin	7.1 km
Vienna	591 km
Pula airport	13.4 km
Venezia airport	296 km

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1.2 KM
900M