

Two-bedroom apartment with a garden and outdoor kitchen | Vinkuran, Medulin

310.000 €
3.407 €/m²

Located in a quiet street near a pine forest, this two-bedroom apartment offers a lifestyle that mostly happens outdoors, with a private garden, outdoor kitchen and barbecue. The first beach and Vinkuran marina are only 800 metres away on foot, while just around the corner begins a cycling trail leading through Banjole all the way to Kamenjak Nature Park.

Key details

- Living area: 64,51 m²
- Garden with outdoor kitchen and barbecue
- Raised ground floor, no lift
- Bedrooms: 2 | Bathrooms: 1
- Private parking space
- Storage room
- Balcony next to the living area

Layout and condition

The apartment is designed to connect indoor and outdoor living. The living area is arranged as an open-space concept with a balcony, facing west, perfect for long summer evenings at sunset. Two bedrooms and a bathroom are logically separated from the living area.

The real highlight, however, is outside: the garden with a covered outdoor kitchen and barbecue becomes the main room from May to October.

Comfort and infrastructure

- Heating and cooling: air conditioning, with the option of additional heating via a pellet stove
- Internet: fibre optic 100/200 Mbps, ideal for working from home

Micro-location and lifestyle

- First beach and Vinkuran marina: 800 m on foot
- Shop: 300 m
- Kindergarten: 400 m | Local school: nearby
- Public transport, bus: 300 m
- Pula city centre: 4 km, around 7 minutes by car
- Kamenjak Nature Park and the Banjole–Premantura cycling trail: in the immediate vicinity

Vinkuran is part of Medulin, discovered by those looking for peace, nature and the sea without the crowds of the centre, yet still within easy reach of all amenities.

Investment potential

- Long-term rental: approx. EUR 1,500 per month
- Short-term holiday rental: approx. EUR 18,000 gross per year

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

Summary

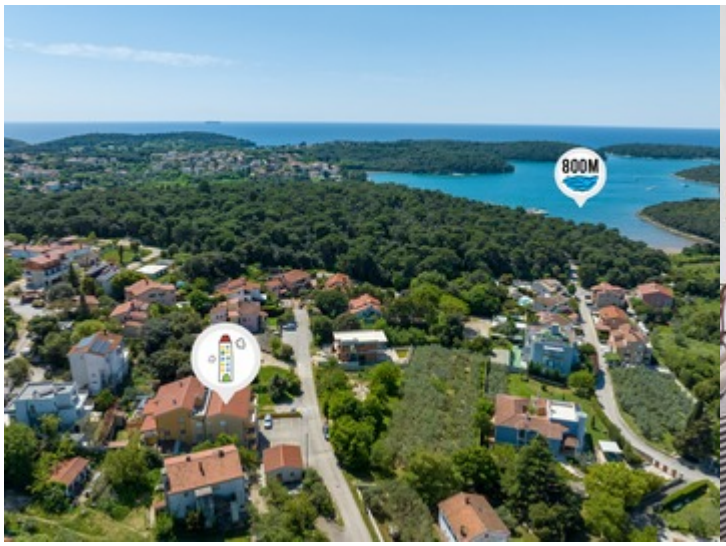
Location	Medulin	Property ID	2618
Price	310.000 €	Type	flat
Area	91 m²	Land area	-
Bedrooms	2	Bathrooms	1
Parking spaces	1	Parking spaces (garage)	-
Floor	ground floor	Orientation	West
Ownership type	Co-ownership	Owner	Private owner
Price/m²	3.407 €	Real estate transfer tax	3%
Energy certificate	In progress	Subtype	flat in building, one-level apartment

Distances

Sea	800 m
School	240 m
Kindergarten	230 m
Store	500 m
Transportation	210 m
Restaurant	3.1 km
Lučica Vinkuran	800 m
Pula	5 km
Hospital	5.8 km

Medulin	8.4 km
Pula airport	11.4 km
"Kamenjak" Nature Park	11.6 km
Venezia airport	277 km

View original listing


800M





