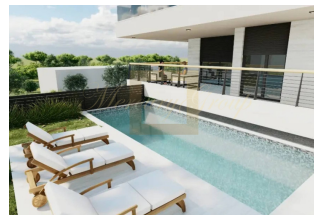
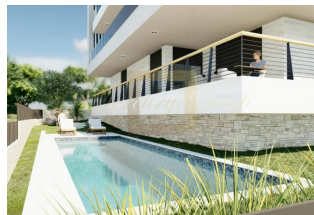




**Medulin, luxury new building, A1**

*Croatia, Istria*

<b>Price:</b>	<b>€ 450 000</b>
<b>Object type</b>	Apartment
<b>Market</b>	New building
<b>Year built</b>	2025
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Area</b>	140 m2
<b>Category</b>	For sale



We have for sale a project of residential buildings located in the Municipality of Medulin.

The project consists of two residential buildings, each of which contains 3 residential units, parking garages on the basement level, and outdoor parking spaces on the ground floor. The buildings are of one volume, raised ground floor + 2 floors and one basement floor.

Each building contains its own outdoor, heated pool. The pools will be lined with high-quality mosaics and illuminated by wall lighting.

Apartment A1 is located on the ground floor of the building and has a total area of 140.22 m2. It consists of an entrance hall, a living room with a kitchen and dining room located in an open space concept, and three bedrooms each with its bathroom, guest toilet, laundry room, and covered terrace. The apartment has a garden of 150.67 m2 and two parking spaces.

The apartments will be equipped with top-quality equipment from renowned domestic and foreign manufacturers. First-class three-layer oak parquet and first-class Italian ceramic tiles of larger dimensions will be installed.

Underfloor heating in the entire apartment, as well as hot water, will be regulated via a heat pump. All rooms will be air-conditioned (living room and all bedrooms).

At this stage, the customer has the option of choosing ceramic tiles.

The investor also offers the option of arranging and furnishing the apartments as shown in the pictures, with an additional charge.

The post office, supermarket, school and kindergarten, health center, Medulin waterfront, and numerous



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beaches are within easy reach, which is perfect for housing and tourism. Furthermore, there are numerous popular attractions in the immediate vicinity, such as the Pula Amphitheater which is 12 km away, the archaeological site of Vižula is 1.5 km away, the Brijuni National Park is 22 km away, Cape Kamenjak is 16 km away, and many others.

VAT is included in the price, the buyer does not pay real estate sales tax!

For more information, feel free to contact us.

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