ISTRIA ADRIA
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Code :	14167
Location :	Medulin
Building size :	600 m2
Lot size :	1094 m2
Garden size :	0.00 m2
Distance from sea :	600 m
Number of floors :	3
Number of bedrooms :	13
Number of rooms :	13
Number of bathrooms :	10
Parking :	Yes
Garage :	Yes
Air conditioning :	Yes
Energy efficiency :	B

Price :	1.600.000 €

In an excellent location in Medulin, just 600 meters from the sandy beach, a spacious detached house with a total of 10 apartment units is for sale, ideal for tourist rental.

The property is situated on a plot of 1,094 m², with a total living area of 600 m² and consists of three levels: ground floor, first floor, and second floor.

On the ground floor, you will find:

- Reception
- A large apartment of approximately 100 m² with 3 bedrooms and two covered terraces
- A garage of 32 m²
- A spacious laundry room
- A boiler room
- An additional apartment of 34 m² with a bedroom, kitchen with living room, bathroom, private entrance, and garden.

On the first floor, there are 4 residential units. Three of the residential units have access to internal stairs:
- 1 room with an en-suite bathroom
- 1 apartment with one bedroom
- 1 apartment with two bedrooms
- A 40 m² apartment with one bedroom and a separate external entrance.

On the second floor, there are:
- 2 one-bedroom apartments
- 1 room with a bathroom

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- 1 studio apartment with a kitchen

All accommodation units are fully equipped – air conditioning, kitchens, bathrooms, terraces.
Spacious parking allows for the parking of a larger number of vehicles.
The property is categorized for tourist rental, with an already established business and excellent income during the season.
The location is ideal for guests – just a 10-minute walk to all important amenities: Medulin promenade, restaurants, shops, cafes, and walking paths.

A perfect investment opportunity in tourism!