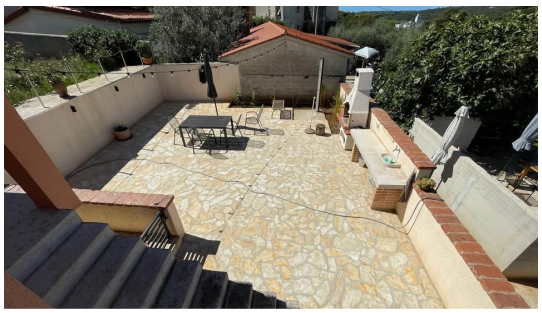
ISTRIA ADRIA
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Code :	14398
Location :	Medulin
Building size :	166 m2
Lot size :	754 m2
Garden size :	0.00 m2
Distance from sea :	800 m
Number of floors :	3
Number of bedrooms :	5
Number of rooms :	5
Number of bathrooms :	2
Seaview :	Yes
Parking :	Yes
Basement :	Yes
Air conditioning :	Yes
Energy efficiency :	B
Year of construction :	1960

Price :	745.000 €

EXECUTIVE OPPORTUNITY – SALE OF TWO HOUSES IN AN EXCELLENT LOCATION, ONLY 800 m FROM THE SEA – VINKURAN

For sale is a unique property located in a quiet part of Vinkuran, ideal for family living, tourist rental, or a combination of residence and investment. The spacious plot of 754 m² features two houses: a renovated Istrian stone house and an additional holiday home with two apartments. The location is exceptionally attractive – just a few minutes' walk separates you from the sea, and the view from the property overlooks Fratarski Island, Pješčana Uvala, and the beautiful sunsets over Pula.

The first house – an authentic Istrian stone house, with an area of 102 m², is functionally and comfortably arranged. It consists of three bedrooms, a living room, a kitchen with a dining area, a bathroom with a toilet, and a storage room. It is surrounded by a yard of 493 m² that provides complete privacy and the opportunity to enjoy the outdoors year-round.

The plot also includes an additional holiday home with a total area of 64 m², divided into two separate apartments. On the ground floor, there is a fully furnished and categorized studio apartment of 32 m², ideal for instant rental or personal use. On the upper floor, there is a 38 m² apartment currently in the rough construction phase, ready for final finishing according to the future owner's preferences.

The entire property is complemented by additional amenities that

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enhance the quality of living and attractiveness for tourist rental: a total of six air conditioning units, optical internet, private parking for three vehicles, and a special area in the yard for storing motorcycles and bicycles. The spacious, landscaped yard is equipped with a barbecue, solar showers, water connections, drainage, and electricity, while both terraces provide perfect spots for socializing and enjoying the Mediterranean ambiance.

This special property offers a unique combination of traditional Istrian charm and modern comfort, with an exceptional location close to beaches, the sea, and all essential amenities. It represents an ideal solution for living, vacationing, or a business investment with great income potential.