

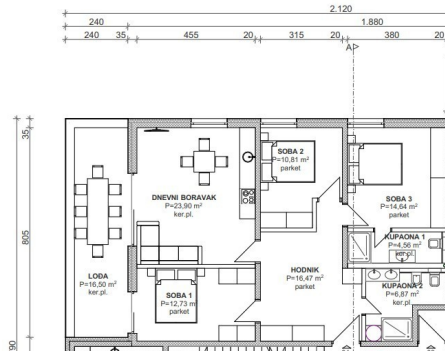
## ISTRIA ADRIA

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<b>Code :</b>	10227
<b>Location :</b>	Medulin
<b>Building size :</b>	106 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from sea :</b>	300 m
<b>Floor :</b>	1
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2024

**Price :** 485.000 €

Near Banjole! Luxurious new building!

Apartment 4, 1st floor - 106.48m<sup>2</sup>, consists of the following rooms:

- spacious entrance hall of 16.47 m<sup>2</sup>,
- kitchen with dining area and living room - 23.9 m<sup>2</sup> with access to a large loggia of 16.50 m<sup>2</sup> with a sea view
- bedrooms of 10.81 m<sup>2</sup>,
- bedrooms of 12.73 m<sup>2</sup> with access to the loggia
- bedrooms of 14.64 m<sup>2</sup> with their own bathroom of 4.56 m<sup>2</sup>
- bathrooms of 6.87 m<sup>2</sup>.

The total area of

the apartment without a terrace is 89.98 m<sup>2</sup>

The apartment has a parking space in front of the building.

Underfloor heating in all rooms, and each room has a separate thermostat for temperature regulation.

There is a digital thermostat in the living room that can be turned on/off via a ile device.

Every room has a Mitsubishi air conditioner.

The windows are three-layered with aluminum carpentry.

All windows have electric blinds and mosquito nets.

The building is insulated with a thermal facade of 15 cm.

