

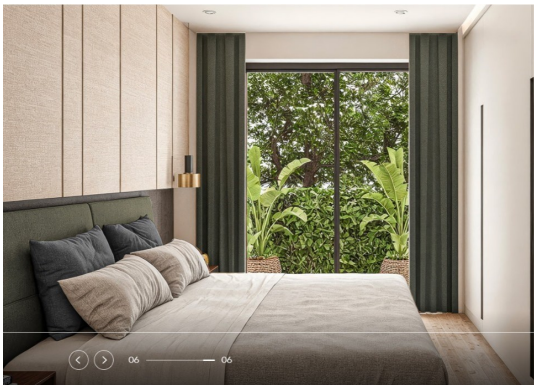
ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	10395
Location :	Medulin
Building size :	98 m ²
Lot size :	150 m ²
Garden size :	0.00 m ²
Distance from sea :	500 m
Floor :	Ground floor
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 430.000 €

In an excellent location in Premantura, only 500 meters from the Kamenjak nature park and the Stupice camp, an apartment is for sale on the ground floor of a modern high-quality new building. The building consists of a total of six residential units and was built according to the highest standards.

DISTANCE FROM KEY FACILITIES

- Sea and Kamenjak: 500 m
- Shops, restaurants, town center: nearby
- Medulin: 10 minutes drive
- Pula (airport): 20 minutes drive

SPACE LAYOUT

Apartment area (calculated): 98.9 m²

Garden area with swimming pool: 150.4 m²

Entrance hall - 5.9 m²

Bedroom 1 - 9.3 m²

Bedroom 2 - 11.7 m²

Bathroom - 6.1 m²

Living room with kitchen and dining area - 22.9 m²

Covered terrace - 13.3 m² (calculated 10.0 m²)

Uncovered terraces - 50.1 m² (calculated 12.6 m²)

Garden with swimming pool - 150.4 m² (calculated 15.1 m²)

Parking space

The apartment is equipped with:

- Electric underfloor heating throughout the apartment
- Air conditioning in all rooms
- Premium Italian ceramics and interior joinery

apt. 102 3+KK 95,0 m ²	
01	Užitni • Living room • 6,8 m ²
02	Spavača soba 1 • Bedroom 1 • 9,3 m ²
03	Spavača soba 2 • Bedroom 2 • 11,7 m ²
04	Kupaonica • Bathroom • 6,1 m ²
05	Dnevna soba • Living room • 22,9 m ²
06	Ostava • Storage • 1,8 m ²
06	Natkrivne terase • Covered terraces • 13,3 m ²
07	Nekr. terase • Uncovered terraces • 50,1 m ²
08	Vrt sa bazenom • Garden with pool • 150,4 m ²
Površina (br.) • m ² • 95,0 m ²	
Ukupna površina • Total area • 95,0 m ²	



Podatki predstavljajo samo približne vrednosti. Opomba: prikazane so samo približne, nekonkretno, skicirane površine, ki niso obvezne in ne predstavljajo dejanskega stanja. Podatki so namenjeni le informativnim namenam in ne predstavljajo garancije. Podatki so namenjeni le informativnim namenam in ne predstavljajo garancije. Podatki so namenjeni le informativnim namenam in ne predstavljajo garancije. Podatki so namenjeni le informativnim namenam in ne predstavljajo garancije.



ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071

- Triple parquet in the bedrooms
- Private swimming pool (only for ground floor apartments)

The building is built in accordance with the highest standards of modern construction. Apartment 101 has a separate entrance, maximum privacy and a spacious fenced garden with a swimming pool - ideal for a vacation, family or tourist investment.

Ready to move in.

For additional information, floor plans or to arrange a viewing, please contact us: