

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	10661
<b>Location :</b>	Medulin
<b>Building size :</b>	88.44 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Floor :</b>	1
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	2
<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>	2025

**Price :** 478.000 €

Mukalba, Medulin – modern apartment 88.44 m<sup>2</sup>, new construction by the sea

Prime location in one of the most beautiful places in Istria!  
Planned completion of construction: Spring 2026.  
Ownership is clear, 1/1.

The apartment is located on the first floor of a smaller residential building with a total of three apartments, in the first construction line to the sea. In front of the building, there is a green zone where construction is not permitted, ensuring a permanent unobstructed view of the sea.

Apartment layout:

- Master bedroom with en-suite bathroom,
- Additional bedroom,
- Bathroom,
- Open space living room with kitchen,
- Balcony with loggia and panoramic view.

Area:

- Apartment: 82.66 m<sup>2</sup> net,
- Garage: 36.83 m<sup>2</sup> (accounted as 22.10 m<sup>2</sup>),
- Total net usable area: 104.76 m<sup>2</sup>.

Equipment and construction quality:

- High-quality PVC joinery with triple-layer 4S glass from

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Saint-Gobain,

- Water underfloor heating,
- Electric blinds,
- Lacquered internal doors,
- Security entrance door to each apartment,
- High-quality aluminum entrance door to the building,
- Excellent thermal insulation of the facade and roof.

The price includes a conceptual design of the interior with a decoration booklet and renderings. The building is already in an advanced stage of construction – the joinery has been installed. Completion of works is expected in Spring 2026.

for more information: