

## 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>                 | 11583         |
| <b>Location :</b>             | Medulin       |
| <b>Building size :</b>        | 31 m2         |
| <b>Garden size :</b>          | 0.00 m2       |
| <b>Distance from sea :</b>    | 800 m         |
| <b>Floor :</b>                | Ground floor  |
| <b>Number of bedrooms :</b>   | 1             |
| <b>Number of rooms :</b>      | 1             |
| <b>Number of bathrooms :</b>  | 1             |
| <b>Parking :</b>              | Yes           |
| <b>Energy efficiency :</b>    | Not specified |
| <b>Year of construction :</b> | 2000          |

**Price :** 140.000 €

For sale is an apartment of 25.35 m<sup>2</sup> on the ground floor of an apartment building with a swimming pool, located in a quiet part of Medulin, above the very center of the town. The location is ideal for a vacation, but also for tourist rental, because it offers peace and greenery, while at the same time quick access to all amenities.

The apartment consists of a bathroom and an open-space area that combines a kitchen, dining room and living room with a bed for 1-2 people. A separate bedroom has a double bed and an extra bed, so the total capacity is up to 4 people. The bedroom opens onto a 5.76 m<sup>2</sup> loggia with a view of the greenery and partially the sea. There are no other buildings in the immediate vicinity in front of the building, which provides a sense of privacy and peace.

The apartment is sunny, it is sold furnished. Heating and cooling are solved by air conditioning. Hot water is central for the entire building. The apartment has its own electricity meter. Parking is provided in the courtyard of the building.

The nearest beach is Bijeca Beach. Nearby are Pula, the airport, the amphitheater, Brijuni National Park and Cape Kamenjak, which makes this property attractive for both personal use and rental.

The building has a manager, and the reserve is approximately €25 per month (informative amount). The swimming pool is for the use of the building's tenants; owners who decide to use the pool in a given year pay a symbolic annual fee.

The property is condominium, not co-owned. The seller is a natural person.



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For more information: