

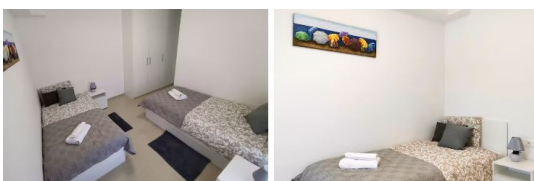
## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	11962
<b>Location :</b>	Medulin
<b>Building size :</b>	96 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from center :</b>	700 m
<b>Distance from sea :</b>	100 m
<b>Floor :</b>	1
<b>Number of floors :</b>	2
<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>	2020

Price : 490.000 €

In an exceptional position above a well-maintained beach, within a peaceful and luxurious gated residential complex located by a beautiful bay, this top-quality apartment offers an unobstructed sea view.

The apartment is situated on the second floor of a modern building with an elevator and has a total net area of 95.59 m<sup>2</sup>.

The interior space of the apartment (area 80.47 m<sup>2</sup>) is thoughtfully designed and includes:

- an entrance hall
- two comfortable bedrooms
- two modernly furnished bathrooms
- a spacious living area with an open-concept kitchen and dining room

From the living room and one of the bedrooms, there is access to a large terrace of 24 m<sup>2</sup>, ideal for enjoying the sea view and sunsets.

The property is sold fully furnished, with carefully selected furnishings and high-quality materials.

Equipment:

- air conditioning units (2)
- electric underfloor heating in the bathrooms, living room, and kitchen
- electric blinds in the living room and master bedroom

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- kitchen with induction cooktop, oven, and microwave
- refrigerator with ice maker
- wine cooler
- dishwasher
- integrated grill
- combined washer and dryer

The apartment also comes with two storage rooms, a garage parking space, and an additional outdoor parking space, ensuring complete convenience.

The apartment is located within a well-maintained complex featuring a large communal pool, further emphasizing the exclusivity and quality of life.

For more information, please