

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	12392
<b>Location :</b>	Medulin
<b>Building size :</b>	88.91 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from center :</b>	800 m
<b>Distance from sea :</b>	1000 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>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2026

Price : 277.000 €



The apartment under construction is located in a building with a total of 3 apartments in a quiet location in Medulin.

The apartment on the 1st floor consists of:

hallway and entrance - 6.46 m<sup>2</sup>

laundry room - 1.28 m<sup>2</sup>

bedroom 1 - 10.84 m<sup>2</sup>

bedroom 2 - 9.95 m<sup>2</sup>

bedroom 3 - 10.22 m<sup>2</sup>

bathroom - 5.94 m<sup>2</sup>

bathroom - 5.07 m<sup>2</sup>

living room - 14.96 m<sup>2</sup>

kitchen and dining area - 13.74 m<sup>2</sup>

loggia - 13.93 m<sup>2</sup> \* coefficient 0.75 = 10.45 m<sup>2</sup>

Total S2 net/useful net - 92.39 m<sup>2</sup> / 88.91 m<sup>2</sup>

The apartment includes:

TWO OUTDOOR PARKING SPACES 2.50 m<sup>2</sup> + 2.50 m<sup>2</sup> = 5.00 m<sup>2</sup>

STORAGE S2 - 1.34 m<sup>2</sup>

TOTAL apartment S2 with attachments 95.25 m<sup>2</sup>

Equipment:

Air conditioning units in all rooms and the living room

Underfloor heating in bathrooms, kitchen, living room, and hallway

Laminate flooring in bedrooms, ceramic tiles in the rest of the apartment

Electric roller shutter on the sliding glass wall in the living room

Anti-burglary entrance door

PRICE: €277,000.00

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The buyer is exempt from paying property transfer tax.

For additional information, please