

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	12579
<b>Location :</b>	Medulin
<b>Building size :</b>	250 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from center :</b>	100 m
<b>Distance from sea :</b>	800 m
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	7
<b>Number of rooms :</b>	7
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified

**Price :** 520.000 €

### MEDULIN - HOUSE WITH 3 APARTMENTS, EXCELLENT INVESTMENT!

For sale is a spacious and fully furnished house in an attractive part of Medulin, located just 800 meters from the sea. Situated in a quiet area, it is close to all essential amenities such as schools, kindergartens, public transport, and shops.

The house spans three floors with a total living area of 250 m<sup>2</sup> and contains 3 separate apartments and a total of 7 rooms, making it ideal for tourist rentals or a comfortable family life with additional income.

The outdoor area provides ample space for relaxation, outdoor living, and parking, while the balcony and terrace enhance the experience during the warm months.

#### Key features:

- Living area: 250 m<sup>2</sup>
- 3-story house
- 3 apartments
- 7 rooms
- 3 bathrooms + 1 toilet
- Balcony and terrace
- Fully furnished and decorated
- Outdoor parking space

#### Additional amenities:

- Air conditioning

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- City gas
- City water supply and sewage

This property represents an excellent investment opportunity in tourism due to its prime location and layout, as well as a peaceful family life.

For more information, please