

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	13075
Location :	Medulin
Building size :	237 m2
Lot size :	517 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	5
Number of rooms :	5
Number of bathrooms :	4
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified

Price : 599.000 €

Pješčana Uvala - House with Pool and Separate Apartment, Sea View, 300 m from the Beach

Located in an attractive area of Pješčana Uvala, just 300 meters from the beach, restaurants, beach bars, and all necessary amenities, this beautiful detached house with a pool and a separate apartment is for sale. This property is an ideal choice for family living, vacationing, or as an excellent investment for tourist rental.

The house spans two levels: the ground floor and the first floor. On the ground floor, there is a spacious living room with a fireplace and access to a well-maintained yard, a kitchen with a dining area, a storage room, and a bathroom. The first floor features three bedrooms, with the master bedroom having an en-suite bathroom, while the other two bedrooms have access to a terrace offering a stunning sea view. An additional bathroom is also located on this floor.

The carefully landscaped garden adds a special charm to this property, providing complete privacy and the ambiance of a true Mediterranean garden. The spacious terrace with a pool is perfect for relaxation and socializing throughout the year, and the authentic stone feature integrated into the yard gives the space a unique character and added value.

On the same plot, there is a separate apartment consisting of one bedroom, a bathroom, and a kitchen with a dining area that opens onto its own terrace. Thanks to its separation from the main house, it represents an ideal solution for accommodating guests or generating additional income through tourist rental.

The property includes a garage and additional outdoor parking

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spaces, and the clear ownership (1/1), complete documentation, and the fact that it is free of encumbrances allow for a secure and quick purchase for the future owner.

This exceptional property combines an attractive location, functional layout, privacy, and excellent investment potential, representing a rare opportunity to purchase a home or vacation house in one of the most desirable destinations in Istria.

For more information, please