ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071









Code :	13607
Location :	Medulin
Building size :	114.43 m2
Lot size :	7.19 m2
Garden size :	0.00 m2
Distance from center :	2000 m
Distance from sea :	250 m
Floor :	n/a
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 437.000 €

In a peaceful environment close to the sea, we offer three independent residential units, spread over three floors, with areas ranging from 110 to 115 m². Each unit provides complete spatial autonomy, a private entrance, a yard, a parking space, as well as a carefully designed layout that combines aesthetics, comfort, and luxury.

Features:
- Sea view from all three floors, with a particularly emphasized large terrace on the top floor, ideal for relaxation and enjoying the panorama.
- A jacuzzi on the ground floor, directly connected to the living room – for an added sense of luxury and comfort.
- Greenery around the property, providing additional privacy, tranquility, and a natural atmosphere.

Apartment 1, with an area of 114.43 m², includes the ground floor, first floor, and second floor.

Functional layout:
- Ground floor: hallway, living area with kitchen, dining room, and living room, restroom.
- First floor: hallway, 2 bedrooms, bathroom, terrace.
- Second floor: multifunctional space (living room/bedroom) with a large terrace and impressive view, restroom.

The apartment comes with 2 parking spaces and a garden. There

ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071

is also the possibility of arranging additional useful spaces according to the needs of future owners.

Proximity to the sea and ideal connectivity.

Price per unit: €437,000 + VAT
Option for furnishing and equipment: €300/m² + VAT

This property is an ideal choice for those seeking a peaceful location for either permanent residence or investment for rental; this project represents the perfect blend of functionality, location, and design.