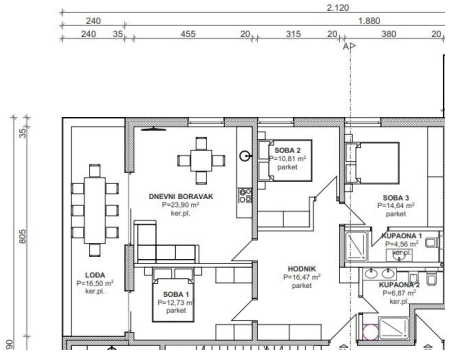
ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071









Code :	13649
Location :	Medulin
Building size :	106 m2
Garden size :	0.00 m2
Distance from sea :	300 m
Floor :	1
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	2
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2024

Price : 485.000 €

Near Banjole! Luxurious new building!
1st floor - 106.48m2, consists of the following rooms:
- spacious entrance hall of 16.47 m2,
- kitchen with dining area and living room - 23.9 m2 with access to a large loggia of 16.50 m2 with a sea view
- bedrooms of 10.81 m2,
- bedrooms of 12.73 m2 with access to the loggia
- bedrooms of 14.64 m2 with their own bathroom of 4.56 m2
- bathrooms of 6.87 m2.
The total area of

the apartment without a terrace is 89.98 m2
The apartment has a parking space in front of the building.
Underfloor heating in all rooms, and each room has a separate thermostat for temperature regulation.
There is a digital thermostat in the living room that can be turned on/off via a ile device.
Every room has a Mitsubishi air conditioner.
The windows are three-layered with aluminum carpentry.
All windows have electric blinds and mosquito nets.
The building is insulated with a thermal facade of 15 cm.