

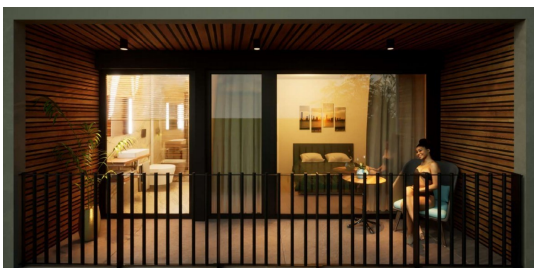
ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	13677
Location :	Medulin
Building size :	108.47 m2
Lot size :	100 m2
Garden size :	0.00 m2
Distance from center :	1500 m
Distance from sea :	250 m
Floor :	n/a
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2024

Price : 560.000 €

For sale is a luxury apartment under construction in Mukalba, Medulin, near the sea. The project includes a detached residential building with 3 residential units, and in nature it is 3 houses in a row.

Each house/apartment consists of a ground floor with a terrace and a garden and a first floor with a view of the sea.

The terraced house or in other words the two-story apartment has a total living area of

108 m2, 51 m2 on the ground floor and 57 m2 on the first floor, and it has 2 parking spaces.

NET AREA OF THE APARTMENT

GROUND FLOOR:

1.1. COVERED ENTRANCE $6.30 \times 0.50 = 3.15$

1.2. OPEN STORAGE $3.33 \times 0.75 = 2.50$

1.3. ENTRY SPACE 6.91

1.4. WC 2.97

1.5. STORAGE 2.60

1.6. DN. LIVING ROOM, KITCHEN, FOOD. 32.93

TOTAL GROUND FLOOR 51.06m2

1ST FLOOR APARTMENT

2.1. STAIRCASE 8.53

2.2. BEDROOM 10.18

2.3. BEDROOM 10.15

2.4. BATHROOM 3.83

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2.5. BEDROOM 13.97

2.6. BATHROOM 4.82

2.7. LOGGIA $7.90 \times 0.75 = 5.93$

TOTAL 1ST FLOOR 57.41m²

Construction will begin in November 2024, and completion is planned for the summer of 2025.

Payment is by stages of construction.

For further information, please