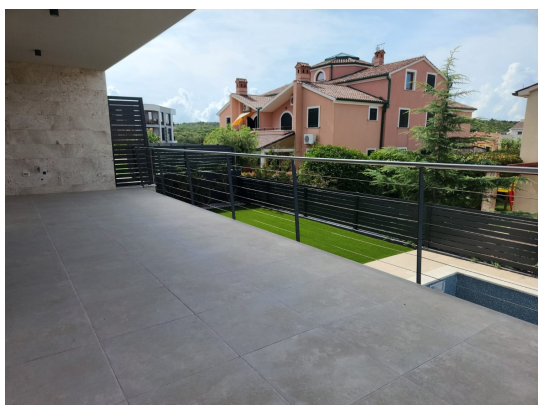


ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071



Code :	14492
Location :	Medulin
Building size :	105 m2
Lot size :	300 m2
Garden size :	0.00 m2
Floor :	Ground floor
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	2
Parking :	Yes
Basement :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2024

Price : 545.000 €

Close to Banjole! Luxury new construction!

Apartment, ground floor - 105 m², consists of the following rooms:
- Spacious hallway of 20.91 m²,
- Kitchen with dining area and living room - 22.55 m², leading to a large covered terrace of 16.50 m².

The terrace is equipped with all necessary installations for the installation of a summer kitchen and jacuzzi. From the terrace, a staircase leads down to a relaxation area with a pool and sunbathing area. The buyer will have the option to choose the pool lining - foil, tiles, or other materials.

Further in the apartment, there are:

- Bedroom of 9.24 m²,
- Bedroom of 9.24 m² with access to the terrace,
- Bedroom of 11.14 m² with its own bathroom of 3.06 m²,
- Bathroom of 5.54 m².

The total area of the apartment, excluding the terrace and other associated areas, is 89 m².

The apartment includes a parking space in front of the building.

Underfloor heating is installed in all rooms, and each room has a separate thermostat for temperature control.

In the living room, there is a digital thermostat that can be turned on/off via a mobile device.

Each room is equipped with a Mitsubishi air conditioner.

The windows are triple-glazed with aluminum frames.

All windows have electric blinds and mosquito nets.

The building is insulated with a 15 cm thermal facade.

For additional information, please