

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

Code :	14750
Location :	Medulin
Building size :	300 m2
Lot size :	321 m2
Garden size :	0.00 m2
Distance from center :	1000 m
Distance from sea :	350 m
Number of floors :	3
Number of bedrooms :	6
Number of rooms :	6
Number of bathrooms :	3
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2023

Price : 780.000 €

For sale is a newly built residential building with a garden in Medulin, located just 350 meters from the sea. The property is suitable for both living and tourist rental. Nearby are shops, a school, the center of Pula, and the airport. Ownership is clear 1/1, without encumbrances.

Apartment 1 – Duplex apartment with garden and pool (185.96 m²)

This duplex apartment features a landscaped garden on two sides of the building and a heated pool (24 m²). It is sold fully furnished and equipped, with underfloor heating and video intercoms.

Ground floor (66.14 m²):

- Living room, kitchen with dining area
- Bedroom and bathroom
- Access to a covered terrace (16 m²) and garden

1st floor (74 m²):

- Three bedrooms (one with an en-suite bathroom)
- Additional bathroom
- Terrace (28 m²) with sea view

Heating: underfloor in the living room, kitchen, bathrooms, hallway, and master bedroom.

Air conditioning: 6 units in total (in all rooms, hallway, and living room).

Included: garden (90 m²), storage room, 4 parking spaces.

Apartment 2 – 2nd floor (93.12 m² with accessories)

Apartment size of 86.87 m² + storage room and 2 parking spaces.

It consists of a hallway with a wardrobe, kitchen with dining area



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and living room, two bedrooms, a bathroom, and a large balcony (partially covered) with a sea view.

Heating: underfloor in the living room, kitchen, bathroom, and hallway.

Air conditioning in both bedrooms and the living room.

The apartment is equipped with a video intercom.