

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	15104
Location :	Medulin
Building size :	433 m2
Lot size :	560 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	9
Number of rooms :	9
Number of bathrooms :	6
Seaview :	Yes
Parking :	Yes
Basement :	Yes
Air conditioning :	Yes
Energy efficiency :	A+

Price :	1.184.500 €
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For sale: Detached house with multiple residential units – close to the sea

A detached house is for sale in an excellent location, just 200 meters from the sea and 500 meters from shops (Lidl, Plodine), kindergarten, school, bank, restaurants, and cafes.

The house is situated on a plot of 560 m², with a total living area of 433 m², distributed over three floors.

The basement contains a space used as a storage room.

Ground floor:

- One studio apartment (kitchen with living area, bathroom, terrace in front of the entrance)
 - One two-bedroom apartment (living room with kitchen, two bedrooms, bathroom, terrace with access to a spacious yard)
- In this area, it is possible to arrange a pool.

The first and second floors have an identical layout – each floor consists of a large three-bedroom apartment with an area of approximately 130 m². The apartments include three bedrooms, a kitchen with a dining area and living room, two bathrooms, and a spacious terrace with a sea view. The floors are connected by internal stairs.

Within the yard, surrounded by greenery, there are several parking spaces, and on the side of the house, there is a larger storage room that can be converted into an additional studio

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apartment.

Heating and cooling: air conditioning + solid fuel

On the roof: solar power plant

Furniture: the house is sold fully furnished

Additional: the apartment on the second floor has been recently completely renovated and furnished

This property is ideal for a larger family or as an investment for tourist rental.