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







Code :	15732
Location :	Medulin
Building size :	108 m2
Garden size :	0.00 m2
Distance from center :	100 m
Distance from sea :	100 m
Floor :	2
Number of floors :	4
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	1
Parking :	Yes
Garage :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2017

Price :	410.000 €

In an excellent location in Premantura, right next to a pine forest and just 100 meters from the sea, a beautiful two-story apartment is for sale, situated on the 2nd floor and in the attic of a modern residential building constructed in 2017.

The apartment comes with its own parking space and storage, located in the garage beneath the building, providing additional convenience and security.

Room Layout

The lower floor consists of:

- a spacious open-plan living room with a kitchen and dining area measuring 46 m²,
- a bathroom of approximately 5 m²,
- two balconies measuring 6 m² and 14 m², ideal for relaxation and outdoor living.

In the center of the living room, there is a fireplace that adds a special ambiance and warmth to the space during the colder months. The larger balcony, measuring 14 m², is a true oasis for socializing and relaxation. It features an outdoor fireplace/grill, and its spaciousness allows for a larger dining table, perfect for gathering family and friends and enjoying warm summer evenings.

The upper floor includes:

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

- three comfortable bedrooms,
- a separate toilet,
- a storage room.

The apartment is sold fully furnished, except for a few individual pieces of furniture that are not included in the sale. It is equipped with two air conditioning units, one on each floor.

The ownership is clear and unencumbered, and the building has a valid occupancy permit, ensuring a secure purchase and easy transfer of ownership for the future buyer.