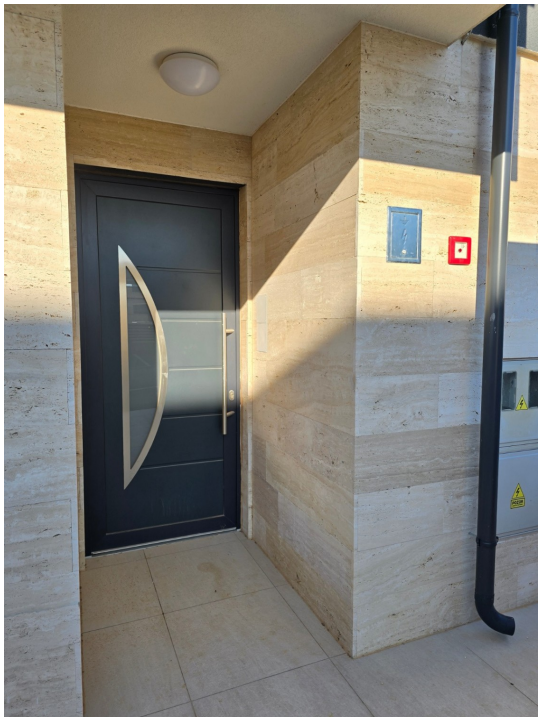
**ISTRIA ADRIA**
**Pot za Brdom 102, 1000 Ljubljana**
**e-mail: info@istria-adria.com**
**web: istria-adria.com**
**info: +386 59 200 071**





| | |
|---|---|
| **Code :** | 15769 |
| **Location :** | Medulin |
| **Building size :** | 186 m2 |
| **Lot size :** | 321 m2 |
| **Garden size :** | 0.00 m2 |
| **Distance from center :** | 1000 m |
| **Distance from sea :** | 350 m |
| **Floor :** | Ground floor |
| **Number of floors :** | 3 |
| **Number of bedrooms :** | 4 |
| **Number of rooms :** | 4 |
| **Number of bathrooms :** | 3 |
| **Parking :** | Yes |
| **Air conditioning :** | Yes |
| **Energy efficiency :** | A+ |
| **Year of construction :** | 2024 |

| | |
|---|---|
| Price : | 695.000 € |

For sale is a two-story apartment with a garden and a swimming pool, covering an area of 185.96 m². The apartment features a landscaped garden on two sides of the building and a heated swimming pool of 24 m². It is sold 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 of 16 m² and garden

First floor: 74 m²
• Three bedrooms (one with an en-suite bathroom)
• Additional bathroom
• Terrace of 28 m² with a sea view

Heating: underfloor heating 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 of 90 m², storage room, 4 parking spaces.

The building is located just 350 m from the sea. The property is suitable for residential living and tourist rental. Nearby are shops, a school, the center of Pula, and the airport. Ownership is clear 1/1, without encumbrances.