

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	16022
Location :	Medulin
Building size :	51.51 m2
Lot size :	121 m2
Garden size :	0.00 m2
Distance from sea :	400 m
Floor :	Ground floor
Number of bedrooms :	1
Number of rooms :	1
Number of bathrooms :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified

Price : 289.000 €

In Banjole, in a quiet and attractive location surrounded by greenery, a fully furnished ground floor apartment in a modern residential building is for sale, just 400 m from the sea and the beach.

The apartment has a total net area of 51.51 m², providing a functional and comfortable living space, while its additional value comes from a large private garden of 121.31 m². The garden offers plenty of space for relaxation, socializing, and enjoying the outdoors, and it also features a pergola.

The apartment consists of an entrance hallway with a wardrobe, a bathroom, a bedroom, and a spacious living room connected to the kitchen and dining area.

Room layout:

entrance hallway with wardrobe – 8.45 m²

bathroom – 5.43 m²

bedroom – 11.84 m²

living room with kitchen and dining area – 25.79 m²

The apartment comes with:

private garden – 121.31 m²

parking space – 13.13 m²

pergola in the garden

The apartment is sold fully furnished and equipped with quality furniture and appliances. The kitchen is custom-made, and additional comfort throughout the year is ensured by air conditioning and underfloor heating.

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The building is well-constructed, with only eight residential units, ensuring a quieter and more intimate living environment. The apartment is well-maintained and ready for use without additional investments.

A significant advantage of this property is its proximity to the sea – the beach is approximately 400 m away.

Banjole offers a pleasant Mediterranean environment, proximity to the sea, and numerous opportunities for recreation and outdoor living. Pula and the airport are easily accessible, and the Cape Kamenjak Nature Park is nearby. A bus station is also in the immediate vicinity.

This apartment is an excellent choice for those looking for a property for their own vacation, year-round living, or as an investment for tourist rental.

For more information, please