ISTRIA ADRIA
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Code :	16238
Location :	Medulin
Building size :	98 m2
Lot size :	150 m2
Garden size :	0.00 m2
Distance from sea :	500 m
Floor :	Ground floor
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 399.000 €

In an excellent location in Premantura, just 500 meters from the Kamenjak Nature Park and Stupice campsite, a ground-floor apartment in a modern high-quality new building is for sale. The property consists of a total of six residential units and has been built to the highest standards.

DISTANCE TO KEY AMENITIES
• Sea and Kamenjak: 500 m
• Shops, restaurants, town center: nearby
• Medulin: 10 minutes by car
• Pula (airport): 20 minutes by car

ROOM LAYOUT
Apartment area (calculated): 98.9 m²
Garden area with pool: 150.4 m²
Entrance hallway – 5.9 m²
Bedroom 1 – 9.3 m²
Bedroom 2 – 11.7 m²
Bathroom – 6.1 m²
Living room with kitchen and dining area – 22.9 m²
Covered terrace – 13.3 m² (calculated 10.0 m²)
Uncovered terraces – 50.1 m² (calculated 12.6 m²)
Garden with pool – 150.4 m² (calculated 15.1 m²)
Parking space

The apartment is equipped with:
• Underfloor electric heating throughout the apartment
• Air conditioning in all rooms
• Premium Italian ceramics and interior carpentry

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- Triple-layer parquet flooring in the bedrooms
- Private pool (exclusive to ground-floor apartments)

The building has been constructed in accordance with the highest standards of modern construction. Apartment 101 has a separate entrance, maximum privacy, and a spacious enclosed garden with a pool – ideal for relaxation, family living, or as a tourist investment.

Ready to move in.