

ISTRIA ADRIA

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Code :	03597
Location :	Medulin
Building size :	193 m ²
Lot size :	565 m ²
Garden size :	0.00 m ²
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Seaview :	Yes
Garage :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2024

Price : 586.000 €

For sale is a house in shell construction, with a sea view in Pomer. The house has an area of 193 m² and consists of 2 floors (ground floor + first floor).

The ground floor (area 95.7 m², net 90.70 m²) includes: an entrance area, hallway, living room, kitchen, dining room, toilet, storage room, laundry room, summer kitchen, and covered terrace.

The first floor (area 97.09 m², net 93.26 m²) consists of: a hallway, storage room, 3 bedrooms, 3 bathrooms, and 2 loggias.

There is a swimming pool with an area of 30 m² and a garage of 22 m².

Connections for electricity, water, and sewage are provided. The listed price is for the house in shell construction phase with a roof and a concreted swimming pool.

The distance from the sea is 100 m, from the marina 700 m, and from the public beach 1 km.

**Note:

There is an option to purchase just the land with the project, all infrastructure connections (electricity, water, and sewage), and municipal contributions.

For additional information, please