

## ISTRIA ADRIA

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<b>Code :</b>	07554
<b>Location :</b>	Medulin
<b>Building size :</b>	348 m2
<b>Lot size :</b>	6594 m2
<b>Garden size :</b>	0.00 m2
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	E
<b>Year of construction :</b>	2000

Price : 2.200.000 €

For sale is a house, 348 m2, for renovation in a prime location 350 m from the sea, first row.

Plot area: 6,600 m<sup>2</sup>

Building land: 2,100+ m<sup>2</sup>

Existing house: built in 2000

Building permit: final, for renovation and expansion.

The project includes:

A house with 6 bedrooms with en-suite bathrooms

Wellness/sauna and large roof terrace

Spacious living room

Kitchen with dining room

Game room for additional entertainment and comfort.

Additional option: It is possible to build another house on the plot, which makes this property ideal for investors.

Ideal for developing a luxury villa for personal needs, investment project for rent, exclusive residence by the sea.

For more information: