

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



|                               |                       |
|-------------------------------|-----------------------|
| <b>Code :</b>                 | 07794                 |
| <b>Location :</b>             | Medulin               |
| <b>Building size :</b>        | 131.81 m <sup>2</sup> |
| <b>Garden size :</b>          | 0.00 m <sup>2</sup>   |
| <b>Distance from sea :</b>    | 200 m                 |
| <b>Floor :</b>                | Ground floor          |
| <b>Number of floors :</b>     | 3                     |
| <b>Number of bedrooms :</b>   | 2                     |
| <b>Number of rooms :</b>      | 2                     |
| <b>Number of bathrooms :</b>  | 2                     |
| <b>Parking :</b>              | Yes                   |
| <b>Air conditioning :</b>     | Yes                   |
| <b>Energy efficiency :</b>    | A+                    |
| <b>Year of construction :</b> | 2023                  |

| PRIZEMLJE STAN "S1"  | POVRŠINA m <sup>2</sup> | KOEFICIJENT REDUKCIJE | OBRAČUN POV./m <sup>2</sup> |
|----------------------|-------------------------|-----------------------|-----------------------------|
| SPREMIŠTE U PODRUMU  | 31.38                   | 0.50                  | 15.69                       |
| HODNIK               | 6.18                    | 1                     | 6.18                        |
| KUHINJA              | 9.02                    | 1                     | 9.02                        |
| BLAGOVANJE I BORAVAK | 27.52                   | 1                     | 27.52                       |
| SPAVAONA 1           | 12.00                   | 1                     | 12.00                       |
| KUPAONA 1            | 4.63                    | 1                     | 4.63                        |
| PREDPROSTOR          | 2.93                    | 1                     | 2.93                        |
| SPAVAONA 2           | 10.97                   | 1                     | 10.97                       |
| KUPAONA 2            | 3.80                    | 1                     | 3.80                        |
| NATKRIVENA TERASA    | 23.38                   | 0.50                  | 11.69                       |
| UKUPNA NETO POVRŠINA |                         |                       | 104.43                      |

**Price :** 589.500 €

New in the offer!!

We are selling apartments in a new residential project in Medulin, only 200m from the sea.

The residential building has three floors and only three apartments.

Apartment 1 is located on the ground floor of the building, with a net area of

131.81 m<sup>2</sup>.

The apartment has a hallway, kitchen, dining room, living room, 2 bedrooms with bathrooms, an entrance hall, a large covered terrace, a storage room in the basement of 31.38m<sup>2</sup>, and a garden.

The apartment has 2 parking spaces.

For more information, please

