

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	07903
<b>Location :</b>	Medulin
<b>Building size :</b>	330 m2
<b>Lot size :</b>	1120 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from center :</b>	2500 m
<b>Distance from sea :</b>	400 m
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	10
<b>Number of rooms :</b>	10
<b>Number of bathrooms :</b>	4
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	B
<b>Year of construction :</b>	1990

**Price :** 880.000 €

House with Four Apartments in Pješčana Uvala – Ideal for Tourism and Family Life

For sale is a house with a total of four apartments, located in a quiet area of Pješčana Uvala, not far from the sea. All apartments are accessible via internal stairs, making the property functional and practical.

Three of the apartments are successfully used for tourist rentals, while the apartment in the basement is currently designated for another purpose.

On the ground floor, there is an apartment of approximately 80 m<sup>2</sup> consisting of one bedroom, a bathroom, a kitchen with a dining area, and a living room with access to a terrace and garden.

On the first and second floors, there are apartments with identical layouts, each featuring three bedrooms, a bathroom, a kitchen, a dining area, and a living room. Both apartments have three terraces that provide plenty of light and a pleasant space for relaxation.

In the basement, there is an apartment with three rooms, a bathroom, a kitchen, and a dining area, along with a boiler room and a large storage area.

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The entire house is heated with city gas, and each apartment is equipped with air conditioning. In front of the house, there is a spacious parking area, and an additional asset is the garage connected to a summer kitchen and garden.

This property is an excellent opportunity for investment in tourism, as well as for family life in an attractive location near the sea.

For more information, please feel free to contact us: