

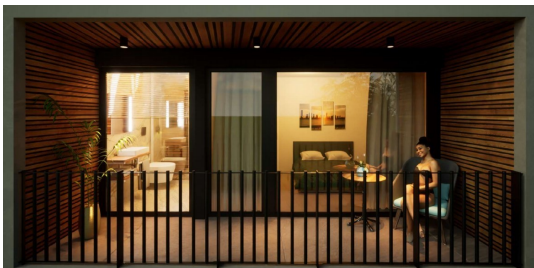
ISTRIA ADRIA

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Code :	08303
Location :	Medulin
Building size :	108.47 m ²
Lot size :	100 m ²
Garden size :	0.00 m ²
Distance from center :	1500 m
Distance from sea :	250 m
Floor :	n/a
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2024

Price : 560.000 €

For sale is a luxury apartment under construction in Mukalba, Medulin, near the sea. The project includes a detached residential building with 3 residential units, and in nature it is 3 houses in a row.

Each house/apartment consists of a ground floor with a terrace and a garden and a first floor with a view of the sea.

The terraced house or in other words the two-story apartment has a total living area of

108 m², 51 m² on the ground floor and 57 m² on the first floor, and it has 2 parking spaces.

NET AREA OF THE APARTMENT

GROUND FLOOR:

1.1. COVERED ENTRANCE $6.30 \times 0.50 = 3.15$

1.2. OPEN STORAGE $3.33 \times 0.75 = 2.50$

1.3. ENTRY SPACE 6.91

1.4. WC 2.97

1.5. STORAGE 2.60

1.6. DN. LIVING ROOM, KITCHEN, FOOD. 32.93

TOTAL GROUND FLOOR 51.06m²

1ST FLOOR APARTMENT

2.1. STAIRCASE 8.53

2.2. BEDROOM 10.18

2.3. BEDROOM 10.15

2.4. BATHROOM 3.83

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2.5. BEDROOM 13.97

2.6. BATHROOM 4.82

2.7. LOGGIA $7.90 \times 0.75 = 5.93$

TOTAL 1ST FLOOR 57.41m²

Construction will begin in November 2024, and completion is planned for the summer of 2025.

Payment is by stages of construction.

For further information, please