

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	09637
Location :	Medulin
Building size :	300 m2
Lot size :	321 m2
Garden size :	0.00 m2
Distance from center :	1000 m
Distance from sea :	350 m
Number of floors :	3
Number of bedrooms :	6
Number of rooms :	6
Number of bathrooms :	3
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2023

Price : 780.000 €



For sale is a newly built residential building with a garden in Medulin, located just 350 meters from the sea. It consists of two apartments, which can be purchased together or individually. The property is suitable for both residential living and tourist rental. Nearby are shops, a school, the center of Pula, and the airport. Ownership is clear 1/1, without encumbrances.

Apartment 1 - Duplex apartment with garden and pool (185.96 m²)

This duplex apartment features a landscaped garden on two sides of the building and a heated pool (24 m²). It is sold fully furnished and equipped, with underfloor heating and video intercoms.

Ground floor (66.14 m²):

- Living room, kitchen with dining area
- Bedroom and bathroom
- Access to a covered terrace (16 m²) and garden

1st floor (74 m²):

- Three bedrooms (one with an en-suite bathroom)
- Additional bathroom
- Terrace (28 m²) with sea view

Heating: underfloor in the living room, kitchen, bathrooms, hallway, and master bedroom.

Air conditioning: 6 units in total (in all rooms, hallway, and living room).

Included: garden (90 m²), storage room, 4 parking spaces.

Apartment 2 - 2nd floor (93.12 m² with accessories)

Apartment area of 86.87 m² + storage room and 2 parking spaces.

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It consists of a hallway with a wardrobe, kitchen with dining area and living room, two bedrooms, a bathroom, and a large balcony (partially covered) with a sea view.

Heating: underfloor in the living room, kitchen, bathroom, and hallway.

Air conditioning in both bedrooms and the living room.

The apartment is equipped with a video intercom.