

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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

**Price :** 780.000 €



For sale is a newly built residential building with a garden in Medulin, located just 350 meters from the sea. The property is suitable for both 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 m<sup>2</sup>)

This duplex apartment features a landscaped garden on two sides of the building and a heated pool (24 m<sup>2</sup>). It is sold fully furnished and equipped, with underfloor heating and video intercoms.

Ground floor (66.14 m<sup>2</sup>):

- Living room, kitchen with dining area
- Bedroom and bathroom
- Access to a covered terrace (16 m<sup>2</sup>) and garden

1st floor (74 m<sup>2</sup>):

- Three bedrooms (one with an en-suite bathroom)
- Additional bathroom
- Terrace (28 m<sup>2</sup>) 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 m<sup>2</sup>), storage room, 4 parking spaces.

Apartment 2 - 2nd floor (93.12 m<sup>2</sup> with accessories)

Apartment size of 86.87 m<sup>2</sup> + storage room and 2 parking spaces.

It consists of a hallway with a wardrobe, kitchen with dining area

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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.