



ALMA DOM INVEST

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Code :	26933
Location :	Medulin
Building size :	300 m ²
Lot size :	321 m ²
Distance from center :	1000 m
Distance from sea :	350 m
Seaview :	No
Number of floors :	3
Number of rooms :	6
Number of bathrooms :	3
Year of construction :	2023
Energy efficiency :	A+
Parking :	Yes
Air conditioning system :	Yes

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 s...