



DAMAC d.o.o.

ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

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Code :	27563
Location :	Medulin
Building size :	88.44 m ²
Lot size :	0 m ²
Distance from center :	0 m
Distance from sea :	0 m
Seaview :	Yes
Floor :	1
Number of floors :	3
Number of rooms :	2
Number of bathrooms :	2
Year of construction :	2025
Energy efficiency :	A+
Parking :	Yes
Air conditioning system :	Yes

Price : 478.000 €

Mukalba, Medulin - modern apartment 88.44 m², new construction by the sea

Prime location in one of the most beautiful places in Istria!

Planned completion of construction: Spring 2026.

Ownership is clear, 1/1.

The apartment is located on the first floor of a smaller residential building with a total of three apartments, in the first construction line to the sea. In front of the building, there is a green zone where construction is not permitted, ensuring a permanent unobstructed view of the sea.

Apartment layout:

- Master bedroom with en-suite bathroom,
- Additional bedroom,
- Bathroom,
- Open space living room with kitchen,
- Balcony with loggia and panoramic view.

Area:

- Apartment: 82.66 m² net,
- Garage: 36.83 m² (accounted as 22.10 m²),
- Total net usable area: 104.76 m².

Equipment and construction quality:



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- High-quality PVC joinery with triple-layer 4S glass from Saint-Gobain,
- Water underfloor heating,
- Electric blinds,
- Lacquered internal doors,
- Security entrance door to each apartment,
- High-quality aluminum entrance door to the building,
- Excellent thermal insulation of the facade...