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|----------------------------------|---------|
| <b>Code :</b>                    | 29821   |
| <b>Location :</b>                | Medulin |
| <b>Building size :</b>           | 108 m2  |
| <b>Lot size :</b>                | 0 m2    |
| <b>Distance from center :</b>    | 100 m   |
| <b>Distance from sea :</b>       | 100 m   |
| <b>Seaview :</b>                 | No      |
| <b>Floor :</b>                   | 2       |
| <b>Number of floors :</b>        | 4       |
| <b>Number of rooms :</b>         | 3       |
| <b>Number of bathrooms :</b>     | 1       |
| <b>Year of construction :</b>    | 2017    |
| <b>Energy efficiency :</b>       | A+      |
| <b>Garage :</b>                  | Yes     |
| <b>Parking :</b>                 | Yes     |
| <b>Air conditioning system :</b> | Yes     |

**Price : 410.000 €**

In an excellent location in Premantura, right next to a pine forest and just 100 meters from the sea, a beautiful two-story apartment is for sale, situated on the 2nd floor and in the attic of a modern residential building constructed in 2017.

The apartment comes with its own parking space and storage, located in the garage beneath the building, providing additional convenience and security.

#### Room Layout

The lower floor consists of:

- a spacious open-plan living room with a kitchen and dining area measuring 46 m<sup>2</sup>,
- a bathroom of approximately 5 m<sup>2</sup>,
- two balconies measuring 6 m<sup>2</sup> and 14 m<sup>2</sup>, ideal for relaxation and outdoor living.

In the center of the living room, there is a fireplace that adds a special ambiance and warmth to the space during the colder months. The larger balcony, measuring 14 m<sup>2</sup>, is a true oasis for socializing and relaxation. It features an outdoor fireplace/grill, and its spaciousness allows for a larger dining table, perfect for gathering family and friends and enjoying warm summer evenings.

The upper floor includes:



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- three comfortable bedrooms,
- a separate toilet,
- a storage r...