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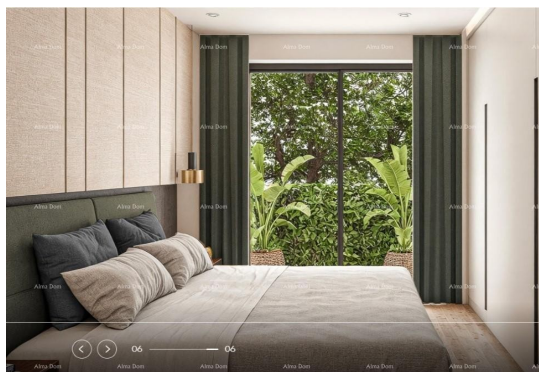
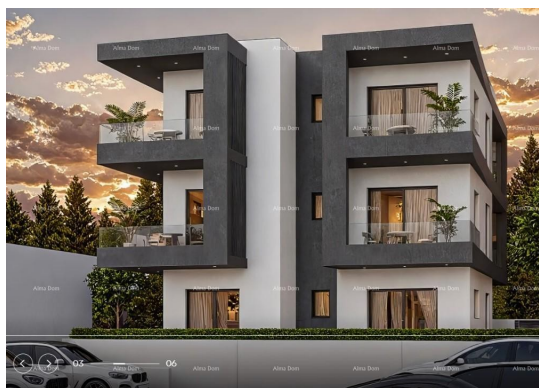
ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

mail: azra@almadominvest.com

web: www.almadominvest.com

info: +44 7375 637471 | +385 98 420 885



Code :	27457
Location :	Medulin
Building size :	98 m ²
Lot size :	150 m ²
Distance from center :	0 m
Distance from sea :	500 m
Seaview :	No
Floor :	Ground floor
Number of floors :	3
Number of rooms :	2
Number of bathrooms :	1
Year of construction :	2025
Energy efficiency :	A+
Parking :	Yes
Air conditioning system :	Yes

Price : 430.000 €

In an excellent location in Premantura, only 500 meters from the Kamenjak nature park and the Stupice camp, an apartment is for sale on the ground floor of a modern high-quality new building.

The building consists of a total of six residential units and was built according to the highest standards.

DISTANCE FROM KEY FACILITIES

- Sea and Kamenjak: 500 m
- Shops, restaurants, town center: nearby
- Medulin: 10 minutes drive
- Pula (airport): 20 minutes drive

SPACE LAYOUT

- Apartment area (calculated): 98.9 m²
- Garden area with swimming pool: 150.4 m²
- Entrance hall - 5.9 m²
- Bedroom 1 - 9.3 m²
- Bedroom 2 - 11.7 m²
- Bathroom - 6.1 m²
- Living room with kitchen and dining area - 22.9 m²
- Covered terrace - 13.3 m² (calculated 10.0 m²)
- Uncovered terraces - 50.1 m² (calculated 12.6 m²)
- Garden with swimming pool - 150.4 m² (calculated 15.1 m²)
- Parking space

The apartment is equipped with:

- Electric underfloor heating throughout the apartment

Bpt-102 3+KK 95.0 m ²			
01	Ulaz • Entrance hall	5.9 m ²	5.9 m ²
02	Spaćeaća soba 1 • Bedroom 1	9.3 m ²	9.3 m ²
03	Spaćeaća soba 2 • Bedroom 2	11.7 m ²	11.7 m ²
04	Kupaonica • Bathroom	6.1 m ²	6.1 m ²
05	Dnevna soba • Living room	22.9 m ²	22.9 m ²
06	Ostava • Storage	1.8 m ²	1.8 m ²
06	Nađskrivene terase • Covered terrace	13.3 m ²	10.0 m ²
07	Nenađskrivene terase • Uncovered terrace	50.1 m ²	12.6 m ²
08	Vrt sa bazenom • Garden with pool	150.4 m ²	15.1 m ²
	Parking (Co) • Parking (Co)	5.3 m ²	5.3 m ²
	Ukupna površina • Total area		95.0 m²



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- Air conditioning in all rooms
- Premium Italian ceramics and interior joinery
- Triple parquet in the bedrooms
- Private swimming pool (only...