



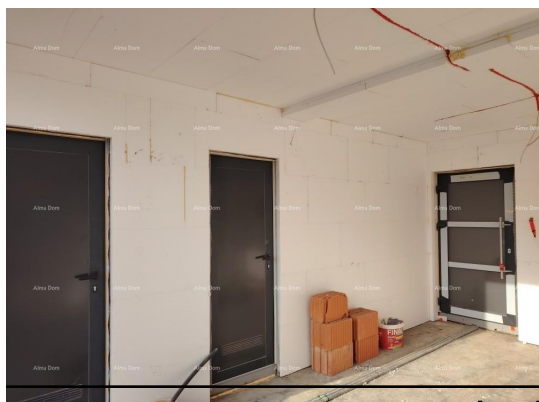
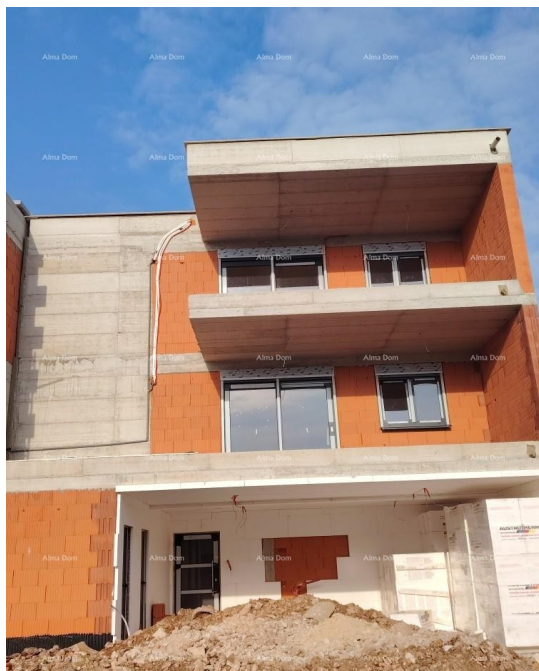
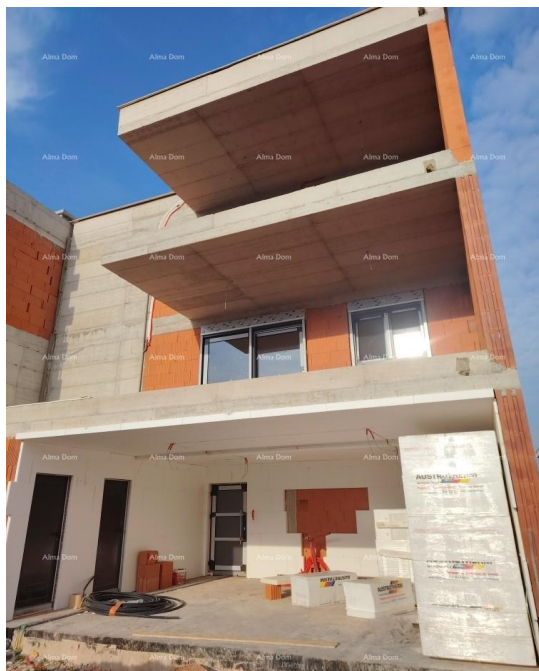
## ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

mail: [azra@almadominvest.com](mailto:azra@almadominvest.com)

web: [www.almadominvest.com](http://www.almadominvest.com)

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



<b>Code :</b>	28104
<b>Location :</b>	Medulin
<b>Building size :</b>	88.91 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	800 m
<b>Distance from sea :</b>	1000 m
<b>Seaview :</b>	No
<b>Floor :</b>	1
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	2026
<b>Energy efficiency :</b>	A+
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

**Price :** 277.000 €

The apartment under construction is located in a building with a total of 3 apartments in a quiet location in Medulin.

The apartment on the 1st floor consists of:

hallway and entrance - 6.46 m<sup>2</sup>

laundry room - 1.28 m<sup>2</sup>

bedroom 1 - 10.84 m<sup>2</sup>

bedroom 2 - 9.95 m<sup>2</sup>

bedroom 3 - 10.22 m<sup>2</sup>

bathroom - 5.94 m<sup>2</sup>

bathroom - 5.07 m<sup>2</sup>

living room - 14.96 m<sup>2</sup>

kitchen and dining area - 13.74 m<sup>2</sup>

loggia - 13.93 m<sup>2</sup> \* coefficient 0.75 = 10.45 m<sup>2</sup>

Total S2 net/useful net - 92.39 m<sup>2</sup> / 88.91 m<sup>2</sup>

The apartment includes:

TWO OUTDOOR PARKING SPACES 2.50 m<sup>2</sup> + 2.50 m<sup>2</sup> = 5.00 m<sup>2</sup>

STORAGE S2 - 1.34 m<sup>2</sup>

TOTAL apartment S2 with attachments 95.25 m<sup>2</sup>

Equipment:

Air conditioning units in all rooms and the living room

Underfloor heating in bathrooms, kitchen, living room, and hallway

Laminate flooring in bedrooms, ceramic tiles in the rest of the apartment

Electric roller shutter on the sliding glass wall in the living room

Anti-burglary entrance door

PRICE: €277,000.00



DAMAC d.o.o.

**ALMA DOM INVEST**

**Istarska ulica 8, 52100 Pula**

**mail: [azra@almadominvest.com](mailto:azra@almadominvest.com)**

**web: [www.almadominvest.com](http://www.almadominvest.com)**

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

The buyer is exempt from paying property transfer tax.

For additional information, please contact:

Azra

+385 91 611 5706

+385 98 420 885

[azra@almadominvest.com](mailto:azra@almadominvest.com)