



<b>Code :</b>	28170
<b>Location :</b>	Medulin
<b>Building size :</b>	105 m2
<b>Lot size :</b>	300 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	A+
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes
<b>Basement :</b>	Yes

**Price : 545.000 €**

Close to Banjole! Luxury new construction!

Apartment, ground floor - 105 m<sup>2</sup>, consists of the following rooms:

- Spacious hallway of 20.91 m<sup>2</sup>,
- Kitchen with dining area and living room - 22.55 m<sup>2</sup>, leading to a large covered terrace of 16.50 m<sup>2</sup>.

The terrace is equipped with all necessary installations for the installation of a summer kitchen and jacuzzi. From the terrace, a staircase leads down to a relaxation area with a pool and sunbathing area. The buyer will have the option to choose the pool lining - foil, tiles, or other materials.

Further in the apartment, there are:

- Bedroom of 9.24 m<sup>2</sup>,
- Bedroom of 9.24 m<sup>2</sup> with access to the terrace,
- Bedroom of 11.14 m<sup>2</sup> with its own bathroom of 3.06 m<sup>2</sup>,
- Bathroom of 5.54 m<sup>2</sup>.

The total area of the apartment, excluding the terrace and other associated areas, is 89 m<sup>2</sup>.

The apartment includes a parking space in front of the building.

Underfloor heating is installed in all rooms, and each room has a separate thermostat for temperature control.

In the living room, there is a digital thermostat that can be turned on/off via a mobile device.

Each room is equipped w...