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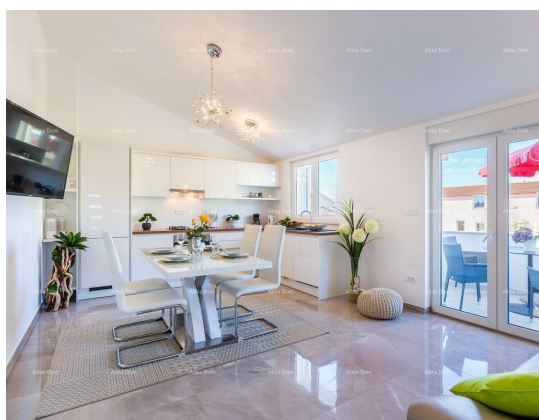
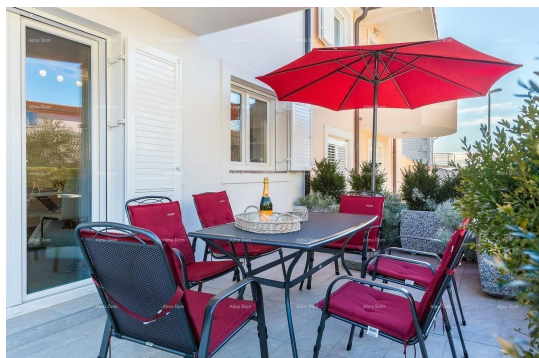
## ALMA DOM INVEST

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|                                  |         |
|----------------------------------|---------|
| <b>Code :</b>                    | 29525   |
| <b>Location :</b>                | Medulin |
| <b>Building size :</b>           | 150 m2  |
| <b>Lot size :</b>                | 170 m2  |
| <b>Distance from center :</b>    | 0 m     |
| <b>Distance from sea :</b>       | 100 m   |
| <b>Seaview :</b>                 | Yes     |
| <b>Number of floors :</b>        | 2       |
| <b>Number of rooms :</b>         | 4       |
| <b>Number of bathrooms :</b>     | 2       |
| <b>Year of construction :</b>    | 2022    |
| <b>Energy efficiency :</b>       | A       |
| <b>Parking :</b>                 | Yes     |
| <b>Air conditioning system :</b> | Yes     |

Price : 600.000 €

For sale is a fully furnished and modernly equipped house with two separate apartments, located in an excellent location in Medulin, just 100 meters from the sea – ideal for tourist rental or family vacations.

The house is situated on a well-maintained plot of 170 m<sup>2</sup>, with secured parking for two cars and a landscaped garden that includes an outdoor grill and a socializing area.

Room layout:

Ground floor:

- Entrance hallway
- Two bedrooms
- Open living room with kitchen and dining area
- Spacious terrace with partial sea view
- Large storage space under the stairs (currently set up as a laundry room)

First floor (external staircase):

- Entrance hallway
- Two bedrooms
- Living room with kitchen and dining area
- Balcony with sea view

Technical equipment and furnishings:

- Underfloor heating in all rooms
- Inverter air conditioning units
- High-quality DanKüchen kitchens with complete household appliances (large refrigerators, washing machines, hoods)



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- Italian ceramics in living areas, quality laminate in bedrooms
- Fully furnished and equipped - ready for moving in or renting out.

The house is located...