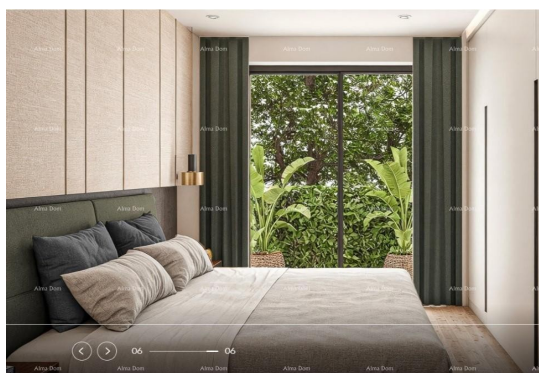




| apt. 102 102m <sup>2</sup> • APARTMENT |                                           |                      |
|----------------------------------------|-------------------------------------------|----------------------|
| t. kat                                 | 3+KK                                      | 95.0 m <sup>2</sup>  |
| 01                                     | Ulaz • Entrance hall                      | 6.8 m <sup>2</sup>   |
| 02                                     | Spavaća soba 1 • Bedroom 1                | 9.9 m <sup>2</sup>   |
| 03                                     | Spavaća soba 2 • Bedroom 2                | 10.8 m <sup>2</sup>  |
| 04                                     | Kupatnica • Bathroom                      | 6.1 m <sup>2</sup>   |
| 05                                     | Dnevna soba • Living room                 | 22.9 m <sup>2</sup>  |
| 06                                     | Ostava • Storage                          | 1.8 m <sup>2</sup>   |
| 06                                     | Nadkrovljena terasa • Covered terrace     | 13.3 m <sup>2</sup>  |
| 07                                     | Nenadkrovljena terasa • Uncovered terrace | 50.1 m <sup>2</sup>  |
| 08                                     | Vrt sa bazenom • Garden with pool         | 150.4 m <sup>2</sup> |
| Parking (2x) • Parking (2x)            |                                           | 15.9 m <sup>2</sup>  |
| Ukupna površina • Total area           |                                           | 95.0 m <sup>2</sup>  |



Konstrukcija predstavlja idejni nacrt. Oprema prikazana na slici (furnitura, kuhinjski elementi, električni aparati itd.) treba uzeti u obzir kao opremljenost. Oprema, specifični detalji i materijali, kao i vrsta površina i ugledni detalji, treba uzeti u obzir kao opremljenost. Oprema, specifični detalji i materijali, kao i vrsta površina i ugledni detalji, treba uzeti u obzir kao opremljenost. Oprema, specifični detalji i materijali, kao i vrsta površina i ugledni detalji, treba uzeti u obzir kao opremljenost.



|                                  |                    |
|----------------------------------|--------------------|
| <b>Code :</b>                    | 29702              |
| <b>Location :</b>                | Medulin            |
| <b>Building size :</b>           | 98 m <sup>2</sup>  |
| <b>Lot size :</b>                | 150 m <sup>2</sup> |
| <b>Distance from center :</b>    | 0 m                |
| <b>Distance from sea :</b>       | 500 m              |
| <b>Seaview :</b>                 | No                 |
| <b>Floor :</b>                   | Ground floor       |
| <b>Number of floors :</b>        | 3                  |
| <b>Number of rooms :</b>         | 2                  |
| <b>Number of bathrooms :</b>     | 1                  |
| <b>Year of construction :</b>    | 2025               |
| <b>Energy efficiency :</b>       | A+                 |
| <b>Parking :</b>                 | Yes                |
| <b>Air conditioning system :</b> | Yes                |

Old price : 430.000 €

New price : 399.000 €

In an excellent location in Premantura, just 500 meters from the Kamenjak Nature Park and Stupice campsite, a ground-floor apartment in a modern high-quality new building is for sale. The property consists of a total of six residential units and has been built to the highest standards.

#### DISTANCE TO KEY AMENITIES

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

#### ROOM LAYOUT

Apartment area (calculated): 98.9 m<sup>2</sup>

Garden area with pool: 150.4 m<sup>2</sup>

Entrance hallway – 5.9 m<sup>2</sup>

Bedroom 1 – 9.3 m<sup>2</sup>

Bedroom 2 – 11.7 m<sup>2</sup>

Bathroom – 6.1 m<sup>2</sup>

Living room with kitchen and dining area – 22.9 m<sup>2</sup>

Covered terrace – 13.3 m<sup>2</sup> (calculated 10.0 m<sup>2</sup>)

Uncovered terraces – 50.1 m<sup>2</sup> (calculated 12.6 m<sup>2</sup>)

Garden with pool – 150.4 m<sup>2</sup> (calculated 15.1 m<sup>2</sup>)

Parking space

The apartment is equipped with:



**ALMA DOM INVEST**

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

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

- Underfloor electric heating throughout the apartment
- Air conditioning in all rooms
- Premium Italian ceramics and interior carpentry
- Triple-layer parquet flooring in the bedrooms
- Private pool (exclusive to ground-floor ...