

## REAL ESTATE ISTRA

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|                                |                  |
|--------------------------------|------------------|
| <b>Code :</b>                  | 00519            |
| <b>Location :</b>              | Medulin          |
| <b>Building size :</b>         | 116 m2           |
| <b>Garden size :</b>           | 0 m2             |
| <b>Distance from center :</b>  | 0 m              |
| <b>Distance from sea :</b>     | 0 m              |
| <b>Distance from airport :</b> | 10 km            |
| <b>Floor :</b>                 | 2                |
| <b>Number of floors :</b>      | 2                |
| <b>Number of rooms :</b>       | 4                |
| <b>Number of bathrooms :</b>   | 2                |
| <b>Seaview :</b>               | Yes              |
| <b>Parking :</b>               | Yes              |
| <b>Garage :</b>                | Yes              |
| <b>Storage :</b>               | Yes              |
| <b>Air conditioner :</b>       | Yes              |
| <b>Elevator :</b>              | Yes              |
| <b>Heating :</b>               | Air conditioning |
| <b>Energy efficiency :</b>     | A+               |
| <b>Year of construction :</b>  | 2021             |

Price : 638.000 €

### EXCLUSIVE APARTMENT BY THE BEACH, PJEŠČANA UVALA, PULA

There are properties that you buy for the square footage. There are also those that you buy for the location. And very rare are those that you buy for the feeling they give you at first sight.

Located at one of the most desirable addresses in Istria, first row to the sea and just a few steps from the sandy beach, this elegant apartment offers a privilege that is almost impossible to find today.

Mornings here begin with a view of the sea. Sun rays enter through large glass surfaces and fill the space with natural light. Upon entering, you can feel the airiness and harmony of the space, which is designed for a pleasant stay throughout the year.

The center of the apartment is the open living area, where the kitchen, dining room and living room naturally connect to each other. From the living area, you can exit to a covered terrace that becomes an extension of the living space. It is a place for morning coffee with the smell of the sea, lunch in the shade during the summer months or a glass of wine while the sun slowly disappears behind the horizon....