ID: 3136

FRONT ROW TO THE EXPERIENCE - LUXURY ONE-BEDROOM APARTMENT BY THE SEA

Pješčana Uvala, Medulin

395,600 €
7,464 €/m^2







LUXURY APARTMENT WITH PRIVATE GARDEN - BUILDING ALMOST SOLD OUT

In the most elite part of Pješčana Uvala, just fifty meters from the crystal clear sea, there is an apartment that represents the perfect combination of luxury, privacy and a prime location.
This is not just real estate.
This is a lifestyle.

MAIN PART - COMFORT, MODERNITY AND PRIVACY

The apartment is located on the ground floor of a modern, architecturally elegant building in the immediate vicinity of Pula, in a quiet and green part of the settlement.
The total net area of the apartment B4 is 51.59 $m^{2,}$ and the layout is functional and maximally utilized:

- Entrance hall with wardrobe
- Spacious bathroom (decorated and equipped with top-quality ceramics)
- Open concept living room + kitchen + dining room
- 8.09 m^2 loggia - ideal for morning coffee or evening relaxation
- 3.2 m^2 storage room
- 32 m^2 private garden - a rarity on the market and a huge added value

Special emphasis goes to the private garden - perfect for enjoying, sunbathing, children's play or creating your own green oasis just a few steps from the sea.

QUALITY THAT YOU CAN SEE AND FEEL

The apartment comes with:

- Decorated and equipped bathroom
- Top-quality ceramics and quality laminate
- Underfloor heating
- Air conditioning (heating and cooling)
- PVC joinery
- Security doors
- Antenna system
- A secured parking space

The building has modern architecture, high quality construction, and almost all apartments have already been sold - which further confirms the value of the project and location.

AN UNRIVALLED LOCATION

50 meters from the sea.
Promenades, restaurants, beaches, greenery and all necessary amenities within easy reach.
For years, Pješčana Uvala has held the status of one of the most desirable micro-locations in Istria - both for living and for luxury rentals.

WHY IS THIS THE RIGHT OPPORTUNITY?

- Top elite location
- Private garden (32 m2)
- Parking included
- Modern new building
- Almost sold out building

- Ideal for living or investment in tourist rental

These properties don't wait.
They are chosen immediately.
Secure your piece of luxury by the sea while it's still available.

FOR ALL OTHER INFORMATION CALL:

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Summary

LOCATION	Pješčana Uvala, Medulin	PROPERTY ID	3136
PRICE	395,600 €	TYPE	Flat
FLAT TYPE	One room	AREA	53 m²
YEAR BUILT	2026.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	2	BEDROOMS	1
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	1
POOL	-	VIEW AT	Greenery
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Excellent, PVC
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	Laminate
FACADE	Excellent, Thermal insulation	ROOF	-
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	Excellent
OWNERSHIP TYPE	Ordenly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

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Extra features

- Loggia
- Pantry
- Garden
- Yard

Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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