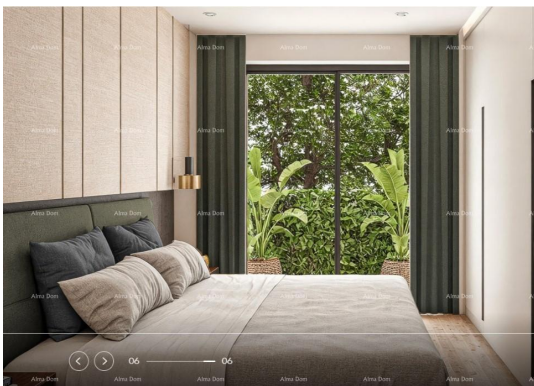




Reference :	29702
Location :	Premantura
Floor area :	98 m ²
Plot size :	150 m ²
Distance to sea :	500 m
Floor :	Ground floor
Parking :	Yes
Floors :	3
Bedrooms :	2
Bathrooms :	1
Air conditioning :	Yes
Energy rating :	A+
Year built :	2025
Title deed :	Yes
Building permit :	Yes
Use permit :	Yes
Registered as separate units :	Yes

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 m²

Garden area with pool: 150.4 m²

Entrance hallway – 5.9 m²

Bedroom 1 – 9.3 m²

Bedroom 2 – 11.7 m²

Bathroom – 6.1 m²

Living room with kitchen and dining area – 22.9 m²

Covered terrace – 13.3 m² (calculated 10.0 m²)

apt. 102		3+KK		95.0 m ²	
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01	Ulaz • Entrance hall	6.8 m ²			
02	Spavaća soba 1 • Bedroom 1	8.9 m ²			
03	Spavaća soba 2 • Bedroom 2	10.8 m ²			
04	Kupaonica • Bathroom	5.8 m ²			
05	Dnevna soba • Living room	24.1 m ²			
06	Ostava • Storage	1.8 m ²			
06	Kuhinjske terase • Covered terrace	19.2 m ²	14.8 m ²		
07	Nemotkrivena terasa • Uncovered terrace	6.6 m ²	10.9 m ²		
08	Vrt sa bazenom • Garden with pool	58.0 m ²	5.8 m ²		
	Parking (D)	16.3 m ²	16.3 m ²		
Ukupna površina • Total area		95.0 m ²			



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Uncovered terraces – 50.1 m² (calculated 12.6 m²)

Garden with pool – 150.4 m² (calculated 15.1 m²)

Parking space

The apartment is equipped with:

- 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 apartments)

The building has been constructed in accordance with the highest standards of modern construction. Apartment 101 has a separate entrance, maximum privacy, and a spacious enclosed garden with a pool – ideal for relaxation, family living, or as a tourist investment.

Ready to move in.

For additional information, floor plans, or to arrange a viewing, please feel free to contact us:

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