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ID 1738-1 639.000 €

Luxury Apartment in the First Row to the Sea - Pješčana Uvala, Medulin, Pula

Medulin, Pješčana Uvala



Basic information

PRICE	639.000 €
AREA	141,94 m²
PRICE PER SQUARE	4.501 €
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	Flat in a building
LOCATION	Medulin, Pješčana Uvala
REAL ESTATE ID	1738-1

Pula, Istria - Luxury Duplex Apartment 50 m from the Sea, Pješčana Uvala

Located in one of the most sought-after and prestigious areas of Pula, in the settlement of Pješčana Uvala, this spacious and fully furnished duplex apartment is for sale, situated just 50 meters from a well-maintained beach and crystal-clear sea. Pješčana Uvala is known for its peaceful atmosphere, beautifully arranged beaches, excellent seaside restaurants, and high quality of life, making it highly attractive both for permanent living and tourist investment.

The apartment is located on the second floor of a newer residential building and includes a private garage parking space. With a total area of 141.94 m², the property is functionally arranged over two levels. The lower floor consists of an entrance hall, a spacious living room connected to the kitchen and dining area, two bedrooms, a bathroom with underfloor heating, and a terrace. The upper floor includes two additional bedrooms, another bathroom also with underfloor heating, and a hallway that can be used as a workspace or home office. Heating and cooling are provided by air conditioning units, while underfloor heating in the bathrooms ensures additional comfort throughout the year.

The apartment also offers a partial sea view, creating a special atmosphere - mornings with coffee and a croissant overlooking the clear blue sea become a daily pleasure.

In front of the building, all amenities necessary for comfortable and practical living are available, including a supermarket, a children's playground and park, as well as restaurants offering traditional Istrian cuisine and pizzerias popular among younger visitors. Additional amenities such as a marina, a landscaped seaside promenade, and cycling paths are all within just a few minutes' walk.

The location offers excellent connectivity - the center of Pula is only a 10-minute drive away, Pula Airport approximately 15 minutes, while Rovinj can be reached in about 35 minutes. Nearby international destinations include Trieste (approx. 1 hour 15 minutes), Ljubljana (approx. 1 hour 45 minutes), Opatija (approx. 1 hour 30

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minutes), Graz and Maribor (approx. 3 hours), Klagenfurt (approx. 3 hours 15 minutes), Zagreb (approx. 3 hours), Venice (approx. 2.5 hours), and Vienna (approx. 5 hours).

Thanks to its exceptional location, proximity to the sea, generous living space, partial sea view, and functional layout, this property represents an ideal choice for family living, a luxury holiday home, or an investment in tourist rental with strong return potential.

More information

FEATURES	Close to the town centre, Close to the shop, Close to the beach, Quiet area, Furnished, Equipped kitchen, Partial sea views, Access - paved, Disabled access, Large terrace, Large glass walls
EQUIPMENT	Shower cabin, Air conditioning, Lift, Dishwasher, Floor heating, Intercom, Security door, Satellite TV
INFRASTRUCTURE	Waterworks, Cable TV, Sewage, Electricity, ADSL Internet, Active telephone line
PERMITS	Owner's certificate, Condominium, Derived condition
CONSTRUCTION YEAR	2013.
ADAPTATION YEAR	2020.
TOTAL FLOORS	Two-story
FLOOR	2
ROOMS	4
BEDROOMS	4
BATHROOMS	2
ORIENTATION	South, Southwest, East, Southeast, West
ENERGY EFFICIENCY	A.
TRANSPORTATION	Bus
DISTANCE FROM PUBLIC TRANSPORTATION	1 m
DISTANCE FROM SEA	50 m
DISTANCE FROM BEACH	50 m
DISTANCE FROM CENTER	5.0 km
DISTANCE FROM CENTER	New construction, Maintained, Habitable
SPACES	Garage space, Hall, Kitchen, Bathroom, Bedroom, Storage space, Terrace, Dining room, Living room, Gallery
JOINERY	PVC

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