



**Istria, Premantura, two-room apartment with a private roof terrace and a beautiful open sea view**

*Croatia, Istria*

<b>Price:</b>	<b>€ 360 000</b>
<b>Object type</b>	Apartment
<b>Market</b>	New building
<b>Bedrooms</b>	2
<b>Number of rooms</b>	2
<b>Area</b>	103 m <sup>2</sup>
<b>Category</b>	For sale



We present this high-quality and luxurious apartment located in one of the newer buildings in the area of the famous Premantura. The apartment is located on the second floor of a new building with an elevator, with a total living area of 71.72 m<sup>2</sup>. At the entrance to the apartment, there is an entrance hall with a space for a wardrobe, which leads us into the living area of the apartment, which is designed as an open space without partition walls. The living room leads to a larger covered terrace (9.80 m<sup>2</sup>) with a wonderful view of the greenery and the sea. In addition to the living room, there is also a dining room for the whole family, as well as a modern and fully equipped kitchen.

In the more private part of the apartment, which is separated by the entrance hall, there is a larger bathroom, as well as two comfortable bedrooms, each of which has an unobstructed view of nature and greenery, and one of them even has a view of the sea from the bed. What makes staying in the apartment special is its good orientation, the apartment is flooded with daylight throughout the day. In addition, the larger glass walls and the good orientation of the apartment helped that natural light penetrate the apartment thus giving a warmer feeling to the space, as well as affecting the sense of airiness of the entire space.

We must not leave out the above-mentioned walkable flat roof that belongs to the apartment, which represents to the future owners an ideal place for safe fun with friends and family and an opportunity to relax. The roof is divided into two parts, the accessible part of the roof of 72.85 m<sup>2</sup>, which you can freely use for setting up the Jacuzzi, the summer kitchen, and everything else that would complete your stay in this apartment. The second part of the roof is a "green roof" with an area of 67.59 m<sup>2</sup>, ideal for decorating as desired with various plants to create your private oasis of peace.

The ownership of the apartment is in order, the owner is 1/1, and the building has all the necessary documentation. The apartment is furnished as shown in the pictures and is equipped with smart air conditioners. High-quality carpentry was installed, which made the stay in the apartment even more pleasant. A thermal and hydro facade with a thickness of 10 cm was installed. The apartment also has one marked parking space in the building's yard.



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The apartment is located in a building at the end of the construction zone, close to beautiful natural beaches and the protected nature area of Cape Kamenjak. In addition to all the above, it is important to point out that the apartment is located near all the facilities necessary for everyday life, so just a few steps from the apartment there are numerous shops, supermarkets, markets, stands, numerous restaurants, pizzerias, cafes, beach bars, schools, doctors, and the like.

Other significant locations and facilities located near Premantura are:

- \* Pula - 15 minutes drive
- \* Pula Airport - 17 minutes drive (highway)
- \* Banjole - 8 minutes drive
- \* Pomer - 9 minutes drive
- \* Medulin - 15 minutes drive

For any additional questions, or necessary information or wish to organize an apartment viewing appointment, please feel free to contact us.

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