

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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|                              |                     |
|------------------------------|---------------------|
| <b>Code :</b>                | 10106               |
| <b>Location :</b>            | Kastav              |
| <b>Building size :</b>       | 116 m <sup>2</sup>  |
| <b>Lot size :</b>            | 10 m <sup>2</sup>   |
| <b>Garden size :</b>         | 0.00 m <sup>2</sup> |
| <b>Floor :</b>               | 1                   |
| <b>Number of floors :</b>    | 1                   |
| <b>Number of bedrooms :</b>  | 3                   |
| <b>Number of rooms :</b>     | 4                   |
| <b>Number of bathrooms :</b> | 2                   |
| <b>Garage :</b>              | Yes                 |
| <b>Air conditioning :</b>    | Yes                 |
| <b>Energy efficiency :</b>   | Not specified       |

Price : 500.700 €

MODERN 3-BEDROOM + LIVING ROOM APARTMENT IN NEW BUILDING S3-Z1 - KASTAV - GARDEN, PARKING, HIGH-QUALITY EQUIPMENT

For sale a modern three-bedroom apartment with a living room, located in a high-quality new building in a quiet location in Kastav. The apartment has a total area of 116 m<sup>2</sup> and consists of:

- living room and dining room (25 m<sup>2</sup>)
- kitchen (9.60 m<sup>2</sup>)
- bedroom with wardrobe (21.40 m<sup>2</sup>)
- 2 bedrooms (12 m<sup>2</sup>; 11 m<sup>2</sup>)
- 2 bathrooms (2.90 m<sup>2</sup>; 6 m<sup>2</sup>)
- loggia/terrace (14 m<sup>2</sup>)
- external staircase and platform (12.10 m<sup>2</sup>)
- entrance hall (6.00 m<sup>2</sup>)
- corridor (7.00 m<sup>2</sup>)
- storage (2.70 m<sup>2</sup>)

The apartment additionally includes:

- storage room
- garage parking space
- additional outdoor parking space
- private garden area of 10 m<sup>2</sup>

Equipment and features:

- Heating: underfloor heating via Mitsubishi heat pump (no chimney),
- Doors: burglar-proof and fire-resistant entrance doors,
- Joinery: PVC external joinery,
- Floor coverings: vinyl and parquet,
- Bathroom: ceramics and high-class sanitary ware.

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The apartment is ideal for peaceful family living thanks to its excellent location and modern construction.

The apartment is subject to VAT - the buyer does not pay real estate transfer tax.

Planned move-in: summer 2026.

For additional information and viewings, contact the agent directly.