

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	10107
<b>Location :</b>	Kastav
<b>Building size :</b>	68 m2
<b>Garden size :</b>	0.00 m2
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Garage :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified

Price : 341.900 €

### MODERN 2-BEDROOM + LIVING ROOM APARTMENT IN NEW BUILD S2-Z1 - KASTAV - GARDEN, PARKING, HIGH-QUALITY EQUIPMENT

For sale a modern two-bedroom apartment with a living room, located in a high-quality new build in a quiet location in Kastav. The apartment has a total area of 92 m<sup>2</sup> and consists of:

- living room, kitchen and dining area (27.2 m<sup>2</sup>)
- 2 bedrooms (13.80 m<sup>2</sup> and 12.00 m<sup>2</sup>)
- bathroom (4.80 m<sup>2</sup>)
- loggia/terrace (9.80 m<sup>2</sup>)
- hallway 3.40 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 exterior joinery,
- Flooring: vinyl and parquet,
- Bathroom: ceramics and sanitary ware of higher class.

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 2027.

**ISTRIA ADRIA**

**Pot za Brdom 102, 1000 Ljubljana**

**e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)**

**web: [istria-adria.com](http://istria-adria.com)**

**info: +386 59 200 071**

For additional information and viewings, contact the agent directly.