

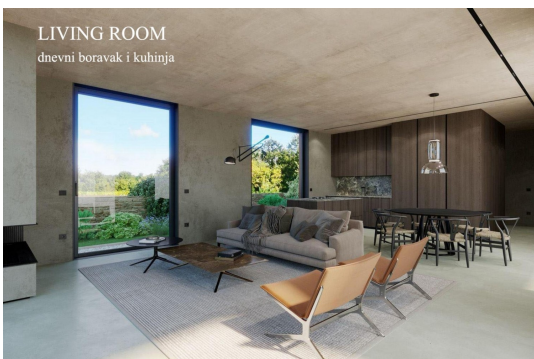
## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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LIVING ROOM  
dnevni boravak i kuhinja

<b>Code :</b>	10184
<b>Location :</b>	Bale
<b>Building size :</b>	176 m <sup>2</sup>
<b>Lot size :</b>	502 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2025

**Price :** 704.000 €

VAT is added to the stated price.

A house for sale in a quiet part of the village near Bale, with a total area of

176 m<sup>2</sup>, located on a landscaped plot of 502 m<sup>2</sup>. The ideal location on the edge of the village offers privacy, peace and a view of nature.

The house is being built on two floors – ground floor and first floor – with the planned completion of construction and the possibility of moving in at the end of 2025.

Room layout:

Ground floor:

Entrance hall

Spacious open-concept living room with kitchen and dining room  
Large glass walls that provide plenty of daylight and direct access to the garden

Guest toilet

Laundry room

Luxurious wellness area with Finnish sauna and accompanying facilities.

First floor:

Two spacious bedrooms, each with its own bathroom. Glass walls in the rooms for maximum natural lighting.

One room with direct access to the terrace overlooking the greenery.

Technical characteristics:

Central underfloor heating using a heat pump (air/water), with a thermostat in each room.

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Four built-in air conditioners for cooling.

37 m<sup>2</sup> swimming pool.

Landscaped garden with decorative plants.

This house is the perfect choice for those looking for a combination of modern comfort, privacy and natural surroundings, whether for living, vacation or investment in tourism.