

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	10256
<b>Location :</b>	Vrbovsko
<b>Building size :</b>	52 m2
<b>Lot size :</b>	3400 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>	2
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes
<b>Elevator :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	1966

**Price :** 88.800 €

For sale is a functional and charming two-bedroom apartment on the ground floor, with a total area of 52.14 m2, located in the quiet Moravice neighborhood. The property is ideal for a family, the elderly or people with reduced mobility.

The apartment consists of:

bedroom

spacious living room

bright kitchen

bathroom

pantry

The apartment also comes with additional amenities that make this property particularly attractive:

basement

woodshed

large garage

legalized outbuilding (ideal for guests, additional living space or tourist rental)

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beautiful garden - perfect for relaxing, gardening or socializing outdoors

The apartment is located in the immediate vicinity of all important amenities needed for everyday life - shops, schools, healthcare facilities and public transport.

The property is immediately available, and with a little refreshment and a personal touch, it can become a real little paradise - whether it is a permanent residence, a weekend home or a rental investment.

For a tour and any additional details, please feel free to contact us.