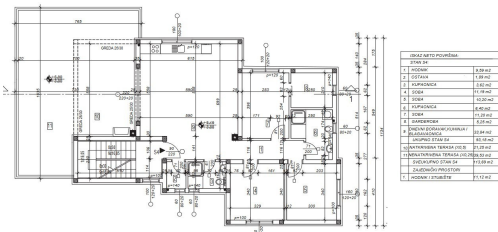


**ISTRIA ADRIA**  
**Pot za Brdom 102, 1000 Ljubljana**  
**e-mail: info@istria-adria.com**  
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<b>Code :</b>	10433
<b>Location :</b>	Fažana
<b>Building size :</b>	113.69 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	1000 m
<b>Floor :</b>	2
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2024

**Price :** 430.000 €

New on the market!

We are selling an apartment under construction (final phase of works), located on the top floor of a residential building.

The apartment is situated on the second floor and consists of:

a hallway, storage room, living room with kitchen and dining area, 3 bedrooms, 2 bathrooms, a wardrobe, and a large terrace. One part of the terrace, measuring 21.25 m<sup>2</sup>, is covered, while the other part, with an area of 39.53 m<sup>2</sup>, is an uncovered terrace.

Ceramic tiles will be installed throughout the apartment. An inverter air conditioning unit will be in the living room and bedroom, while the other rooms will have complete installations for additional air conditioning units. Underfloor heating is installed and included in the price.

Aluminum joinery with triple-glazed windows, electric shutters, and built-in insect screens. Built-in toilet with a toilet bowl, sink, walk-in showers, and water heaters. Suspended ceilings with decorative lighting.

Special attention has been paid to insulation, which includes floor layers between floors with a thickness of 18 cm (thermal insulation + screed + ceramic/laminate), 20 cm thickness of concrete, and 10 cm thickness of the suspended ceiling. The thickness of the floor/ceiling layers between apartments is 48 cm, providing excellent sound and thermal insulation for the

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apartments within the building.

Anti-burglary and fire-resistant entrance doors. Interior doors with comprehensive frames.

The apartment comes with 2 parking spaces.

For additional information, please