

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	10472
<b>Location :</b>	Medulin
<b>Building size :</b>	197 m2
<b>Lot size :</b>	463 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from center :</b>	250 m
<b>Distance from sea :</b>	200 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	4
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2024

Price : 1.110.000 €

A brand new offer!

Newly built, modern house, surface area 196.93 (net 188.91 m2) built on a plot of 466 m2.

This modern two-story house consists of a ground floor and a first floor. The yard includes a swimming pool and a sunbathing area

The ground floor of the house includes a covered entrance, animation room, tavern, loggia, hallway, storage room under the stairs, living room with kitchen and dining room, covered terrace, toilet with hall, bedroom, and bathroom.

The staircase leads to the first floor, where there is a wardrobe, a bedroom, a bathroom, and a loggia on one side, and another wardrobe, a bedroom, and a bathroom on the other.

The house has a garage and two outdoor parking spaces.

The house is equipped with air conditioning in every room, as well as in the winter tavern, central underfloor heating throughout the house, internet, TV connection, video surveillance, and alarm system.

The house is equipped with a washing machine and electric boilers.

The pool, measuring width of 350 cm x length of 580 cm x depth of 150 cm, has automatic technology and has an outdoor shower.

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There is a jacuzzi on the roof terrace of the house, with an area of

38.36 m<sup>2</sup>

Also, the house has automatic irrigation of the environment.

There is a possibility of categorization for rent.

The house is located in a perfect location, which is quite quiet, yet only 200 meters from the sea as the crow flies and 250 meters from the center of the village.

For any additional information, please