

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	10598
Location :	Rogoznica
Building size :	400 m2
Lot size :	250 m2
Garden size :	0.00 m2
Distance from center :	11000 m
Distance from sea :	10 m
Number of floors :	3
Number of bedrooms :	10
Number of rooms :	10
Number of bathrooms :	5
Seaview :	Yes
Parking :	Yes
Garage :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified

Price : 1.250.000 €

New on the market!

A beautiful, fully furnished and decorated house for sale, with an area of approximately 400 m², located in a peaceful and attractive location just a few steps from the sea. The house spans three levels plus a studio apartment, with each living area having its own separate entrance, making it ideal for a comfortable family life or as an excellent investment for tourist rentals.

The studio apartment consists of a bedroom, a bathroom, and a kitchen that is connected to the living room.

On the first floor/ground level, there is a cozy apartment with two bedrooms, a bathroom, a kitchen, and a living room. The first floor includes four spacious rooms, two bathrooms, a large kitchen, and a living room, while the apartment on the second floor consists of three bedrooms, a bathroom, and a kitchen with a living room.

The house is in excellent condition and is being sold fully furnished. Each room is equipped with air conditioning, and a pellet stove has been installed on the ground floor for added comfort during the winter.

The property is secured with video surveillance, and there is a garage and ample parking space for five cars in the yard.

A special charm is provided by the spacious terrace with

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panoramic sea views, as well as a well-maintained outdoor barbecue area ideal for gatherings and preparing meals on the grill, peka, or spit. In front of the house, there is a landscaped waterfront with two moorings for boats, and a buoy has been placed in the sea. An asphalted path leads to the house, and there are no other buildings behind it, ensuring complete privacy and tranquility.

This property combines the comfort of modern living with the beauty of the Mediterranean environment and is the perfect choice for those seeking a peaceful family home by the sea or a secure investment with great potential in tourism.

For more information and to schedule a viewing, please