

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	10797
Location :	Kaštelir-Labinci
Building size :	330 m ²
Lot size :	1135 m ²
Garden size :	0.00 m ²
Number of bedrooms :	9
Number of rooms :	12
Number of bathrooms :	3
Number of toilets :	3
Air conditioning :	Yes
Energy efficiency :	Not specified

Price : price on request €

For sale is a complex of three modernly decorated houses, POREČ area.

Ideal for family life, tourism or an investment that returns in ONLY 11 YEARS!

Each house is carefully designed to combine luxury, functionality and privacy.

BASIC INFORMATION:

- Total gross area: 330 m²
- Total net area: 275 m²
- Total garden area: 1,135 m²
- Number of houses: 3

EACH HOUSE CONTAINS:

- 3 bedrooms
- 1 modern bathroom + 1 additional toilet
- Open living room with kitchen and dining area
- High ceilings for airiness and light
- Storage room
- Private heated pool-back house
- Covered terrace with barbecue

- 3 private parking spaces

EQUIPMENT AND TECHNICAL DETAILS:

- Wi-Fi Underfloor heating throughout
- Wi-Fi 2 air conditioners per house
- Wi-Fi thermostats
- Electric shutters

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- Wi-Fi Video surveillance and security cameras
- Preparation for a fireplace
- Landscaped greenery and garden around each house
- High quality materials and modern design
- Wienerberger Porotherm Profi masonry
- double ventilated roof insulated 10cm
- Bramac Mediterranean style roof tiles
- Kömmerling joinery, lift-and-slide walls, triple-glazed glass, built-in mosquito nets
- aluminum entrance doors

LOCATION - Istria:

a peaceful Istrian village situated on a gentle hill, surrounded by olive groves and vineyards, ideal for all those who want peace and privacy, but at the same time close to all amenities.

- Sea and beaches: only 7 km away
- Poreč: 13 km
- Novigrad: 14 km
- Motovun: 20 km
- Highway: 8 minutes drive
- Close to shops, restaurants, local OPGs and wine roads

There is an option to buy the house individually.