

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	11150
Location :	Kaštelir-Labinci
Building size :	110 m ²
Garden size :	0.00 m ²
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	1
Air conditioning :	Yes
Energy efficiency :	Not specified

Price : 415.000 €

For sale modern single-family house in a row, KAŠTELIR.
Ideal for family life, tourism or investment that returns in ONLY 11 YEARS!

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

BASIC INFORMATION:

- Total gross area: 110 m²
- Total garden: 1,135 m² (for 3 terraced houses)

THE HOUSE CONTAINS:

- 3 bedrooms
- 1 modern bathroom + 1 additional toilet
- Open living room with kitchen and dining room
- High ceilings for airiness and light
- Storage room
- Covered terrace with barbecue
- 2 private parking spaces

EQUIPMENT AND TECHNICAL DETAILS:

- Wi-Fi Underfloor heating throughout
- Wi-Fi 2 air conditioners
- Wi-Fi thermostats
- Electric shutters
- Wi-Fi Video surveillance and security cameras
- Preparation for a fireplace
- Landscaped greenery and garden around the house
- High-quality materials and modern design
- Wienerberger Porotherm Profi masonry
- Double ventilated roof insulated 10cm
- Bramac Mediterranean-style tiles
- Kömmerling joinery, lift sliding walls, triple-layer glass, built-in mosquito nets
- aluminum entrance door
- furniture at an additional cost

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LOCATION - Istria:

a quiet Istrian village located 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 farms and wine roads

Possible to buy the entire complex (3 houses).