

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	11270
<b>Location :</b>	Viškovo
<b>Building size :</b>	67 m2
<b>Garden size :</b>	0.00 m2
<b>Floor :</b>	1
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Seaview :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2026

**Price :** 195.000 €

Viškovo - Kosi

Apartment S4 - Two-bedroom apartment with living room

For sale is a two-bedroom apartment with a living room (S4), located on the first floor of a modern residential building(B) in a peaceful area of Kosi, surrounded by greenery, offering a beautiful view of the Kvarner Bay.

The apartment has a three-sided orientation, is exceptionally bright, and functionally laid out. The living room and dining area open onto a spacious balcony, and from the living room, there is an open sea view. The kitchen is placed in a practical corner area, while the bathroom includes space for a washer and dryer. Both bedrooms are well-shaped and well-lit. All rooms have natural ventilation.

Features and Specifications:

- underfloor heating throughout the apartment
- air conditioning in the living room
- bathroom with space for washer and dryer
- storage room in the basement
- two parking spaces next to the building

Project and Timeline:

- construction start: 01/2026
- completion: 06/2027
- turnkey sale
- buyer does not pay real estate transfer tax
- possible VAT refund of 50% for first-time buyers

Price: €195,000

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Possibility of staged payment (with a €10,000 discount):

-1st installment - 30% (after signing the pre-contract)

-2nd installment - 30% (upon completion of the structural phase)

-3rd installment - 30% (after installation of windows and first phase of installations)

-4th installment - 10% (upon obtaining the occupancy permit)

For more information or to schedule a viewing, contact the agent directly.