

ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
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Code :	11369
Location :	Bale
Building size :	148.56 m2
Lot size :	105 m2
Garden size :	0.00 m2
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	2
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2026

Price : 893.750 €

For sale: a modern villa, part of an exclusive project. Located in the center of Bale, 5 km from the sea and 15-20 minutes from Rovinj and Pula. A blend of top-notch Istrian architecture, Corten details, and contemporary design.

The house has its own entrance, two levels, and a landscaped yard with a pool.

Ground Floor:

Open space living room + dining area + kitchen

Technical room, WC, wardrobe, storage

Large aluminum sliding wall towards the yard

Summer kitchen with a covered terrace

Sunbathing area + pool with salt electrolysis (chlorine-free)

First Floor:

2 spacious bedrooms, each with a wardrobe and bathroom

1 smaller room: option for a bedroom or sauna with shower

Equipment:

WICONA aluminum joinery

BAUMIT facade 10 cm

Underfloor heating (Daikin) + air conditioning in all rooms

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Hayward pool equipment

Preparation for solar power plant

Velux roof windows with integrated blinds

Ambient lighting, room height 280 cm

Italian ceramics (ground floor), oak parquet (first floor)

Sanitary ware: Catalano, Hans Grohe, TECE

Video surveillance, alarm, video intercom

Price:

Legal entities (VAT system): €750,000

Individuals: VAT is calculated according to the law

For additional information, please