

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	11617
<b>Location :</b>	Raša
<b>Building size :</b>	122 m <sup>2</sup>
<b>Lot size :</b>	700 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified

**Price :** 550.000 €

Trget - Beautiful House with Panoramic Sea View

Located in a peaceful area of Trget, this elegant and exceptionally well-maintained house has a total living area of 122 m<sup>2</sup>, spread over the ground floor, first floor, and attic.

**\*\*Layout:\*\***

**\*\*Ground Floor\*\***

- Kitchen with dining area
- Spacious living room
- WC
- Covered terrace ideal for relaxation

**\*\*First Floor\*\***

- Two bedrooms
- Two bathrooms
- Hallway
- Uncovered terrace with a beautiful sea view

**\*\*Attic\*\***

- Bedroom with en-suite bathroom

The house is situated on a beautifully landscaped property with a lawn, automatic irrigation, and a garden. In the yard, there is a 32 m<sup>2</sup> swimming pool with pre-installed heating systems.

Each room is equipped with air conditioning for heating and cooling, and additional comfort is provided by underfloor heating. The property is fully furnished, well-equipped, and ready for immediate occupancy or tourist rental.

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The beach is approximately 900 meters away, and the terraces offer an unobstructed view of the sea. There is also the possibility of setting up or building an additional house with a pool next to the main house.

For more information and to schedule a viewing, please