

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	11707
Location :	Delnice
Building size :	140 m ²
Lot size :	200 m ²
Garden size :	0.00 m ²
Floor :	Ground floor
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	1
Garage :	Yes
Basement :	Yes
Elevator :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	1980
Year of adaptation :	2024

Price : 150.000 €

In a quiet and pleasant part of Delnice, a spacious and highly functional apartment in a house is for sale, with a total living area of 140 m² and an associated landscaped garden of 200 m². This property offers a rare combination of apartment comfort and house privacy, making it ideal for family living as well as a secure long-term investment.

The apartment consists of four bedrooms – one master bedroom, two smaller bedrooms, and an additional smaller room located next to the master bedroom, which can be converted into an extra bathroom or a walk-in wardrobe if desired. The entrance leads into a spacious hallway, opening into the central part of the apartment – a bright open-plan living area that combines a large living room, dining area, and a modern kitchen with a kitchen island. The space is comfortable, airy, and designed for everyday living and social gatherings.

From the kitchen, there is access to a smaller terrace and further into a beautifully landscaped 200 m² garden, planted with roses and fruit trees, fully enclosed by a wrought-iron fence that ensures privacy and a neat, elegant appearance. The garden is ideal for outdoor living, relaxation, children's play, or socializing with family and friends.

The apartment also includes an office space and a carport for two vehicles. Beneath the apartment, there is a large basement and a boiler room with a pellet stove, while heating is provided via central pellet heating, ensuring comfortable and economical

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warmth throughout the year.

The property is well maintained and ready for immediate occupancy, with no additional investment required.

The peaceful location, functional layout, private garden, and true sense of home make this property an excellent choice for those seeking space, tranquility, and quality living in the heart of Gorski Kotar.