ISTRIA ADRIA
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Code :	11926
Location :	Piran
Building size :	119.40 m2
Garden size :	0.00 m2
Floor :	Ground floor
Number of floors :	2
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	2
Number of toilets :	2
Parking :	Yes
Garage :	Yes
Basement :	Yes
Elevator :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2008
Year of adaptation :	2021

Price : 690.000 €

PORTOROŽ MARINA – For sale, modern 3-room apartment with garden, terrace, and garage in close proximity to the sea

In an exceptionally attractive and sunny location in Portorož, a spacious 3-room apartment is available on the ground floor of a modern building, constructed in 2008 and renovated in 2021. The apartment is an excellent choice for young couples, families, as well as business people or older couples seeking comfort and immediate proximity to the sea and nature.

Features and layout:
- Total area: 119.4m2
- Ground floor of two levels
- Orientation: southwest (ensured brightness and pleasant sunny afternoons)
- Two separate bedrooms
- Separate toilet, larger idyllic living room with kitchen and dining area, and access to a spacious terrace and well-maintained garden.
- Storage room

Prestigious additional areas and functionalities:
- Large balcony of 160 m2 for relaxation or outdoor gatherings
- Atrium and landscaped garden, suitable for nature lovers and pets
- Spacious terrace for enjoying pleasant evenings or sunny days

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- Cellar for additional storage
- Covered parking, garage, and additional parking space
- Elevator for comfortable access
- Asphalted driveway
- Video surveillance for additional security

Technical advantages:
- Electric heating, underfloor heating, and air conditioning for complete comfort throughout all seasons
- The apartment is extremely sunny, with a beautiful view
- Quiet location in the center of the settlement allows quick access to all services while ensuring privacy

Location benefits:
- Immediate proximity to the sea
- Close to nature for daily walks and recreation
- Excellent traffic connection and access to the town center of Portorož
- Suitable for various buyer profiles – from young people and business professionals to families and older couples

Opportunity:
The apartment represents a rare opportunity to purchase a modern property in one of the most desirable locations on the Slovenian coast. The well-kept surroundings, combination of indoor comfort and outdoor areas, and proximity to the sea ensure a high quality of living.

You are invited to contact us for more information or to arrange a viewing. Don’t miss the opportunity to purchase an apartment that combines comfort, security, and an excellent location!

The seller's condition is that the buyer pays a part of the cost amounting to 2%

You are kindly invited