

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	12169
<b>Location :</b>	Sveta Nedelja
<b>Building size :</b>	176 m <sup>2</sup>
<b>Lot size :</b>	1068 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	Not specified

Price : 570.000 €

For sale is a modern single-story villa located in a peaceful environment in the municipality of Sveta Nedelja.

The villa has a net area of 176.15 m<sup>2</sup> (organized as two residential units) and is situated on a well-maintained plot of 1,068 m<sup>2</sup>. The space is designed in a modern style with an emphasis on comfort and functionality. At the center of the house is a spacious living room connected to the kitchen and dining area in an open-space concept, while the residential part includes three bedrooms and two bathrooms.

The exterior of the property features a well-arranged sunbathing area and a pool measuring 9 x 3 m, making it an ideal place for relaxation and outdoor living.

The house is equipped with:

- inverter air conditioning units in all rooms,
- underfloor heating via a heat pump,
- high-quality ceramic flooring.

A high level of energy efficiency and insulation is ensured by aluminum lift-and-slide walls, CORTIZO aluminum entrance doors, and KOMMERLING PVC windows with triple glazing. The property has an energy rating of A+ and is built from high-quality materials.

The villa is located within a smaller, well-organized complex that includes a shared private access road of 600 m<sup>2</sup> and a children's playground of 290 m<sup>2</sup>. Access to the complex is controlled by a license plate recognition system or remote control, and additional parking is provided near the main entrance. The owner holds 1/3 co-ownership of two common parcels. The property is situated in a natural and pleasant environment, just a 15-minute drive from the sea and Rabac, offering an ideal blend of privacy and proximity to the coast.

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The property is ideal for peaceful family living, vacationing, or as a tourist investment.

For more information, please