

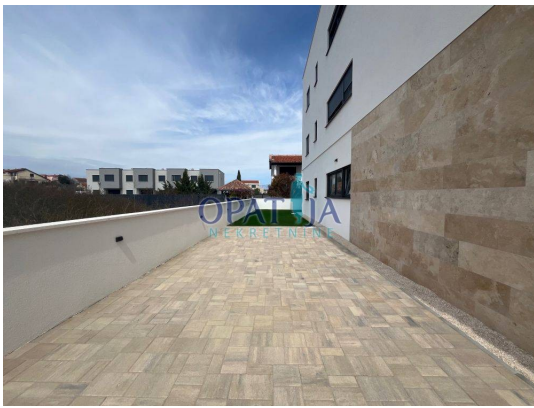
ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

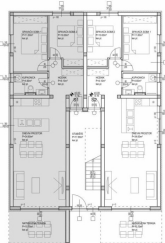
info: +386 59 200 071



Villa Astoria
A-001 89,44 m²

2 - BEDROOMS
GROUND FLOOR
SOUTHWEST

| | m ² | room | Net m ² |
|-------------------|----------------|------|--------------------|
| Corridor | 6,10 | 6,1 | |
| Bathroom | 4,80 | 4,8 | |
| Living room | 34,80 | 34,8 | |
| Uncovered terrace | 10,70 | 0,5 | 0,51 |
| Garden | 100,93 | 0,1 | 12,482 |
| Bedroom 1 | 19,80 | 19,8 | |
| Bedroom 2 | 19,80 | 19,8 | |
| Parking | 10,00 | 0,2 | 0,1 |
| TOTAL | 202,23 | | 89,441 |



| | |
|-------------------------------|---------------|
| Code : | 12499 |
| Location : | Privlaka |
| Building size : | 89 m2 |
| Garden size : | 0.00 m2 |
| Floor : | Ground floor |
| Number of floors : | 3 |
| Number of bedrooms : | 2 |
| Number of rooms : | 3 |
| Number of bathrooms : | 1 |
| Air conditioning : | Yes |
| Swimming pool : | Yes |
| Energy efficiency : | Not specified |
| Year of construction : | 2025 |

Price : 285.000 €

Privlaka - Exclusive ground floor apartment S-001 with private garden, only 150 m to the sea

This high-quality and stylishly equipped ground floor apartment is located in a sought-after area of Privlaka - ideal for those who value quality, comfort, and a prime location.

Only approx. 150 meters from the sea and within immediate proximity to restaurants, cafés, and shops, this property offers peaceful living with excellent infrastructure.

The apartment is a newly built property (year of construction 2025) and offers a net living area of approx. 89.45 m² as well as a private garden of approx. 124.39 m².

The layout is well thought out and functional. The apartment consists of two bedrooms, a hallway, an open-plan kitchen with living and dining area, a bathroom, and a terrace with direct access to the garden.

The equipment meets high standards. High-quality materials have been used, including branded fittings from Villeroy & Boch and Hansgrohe. The bathroom features underfloor heating. The apartment is equipped with a security entrance door and includes a private parking space.

Another advantage is the connection to the public water supply and sewage system.

Additionally, the residential complex features a shared swimming pool available to all owners.

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Price: €285,000 + 3.75% agency commission (incl. VAT)

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We look forward to your inquiry!