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**Pot za Brdom 102, 1000 Ljubljana**  
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**Villa Astoria**  
A-202 111,55 m<sup>2</sup>

**2 - BEDROOMS**

**2. FLOOR**

**SOUTHEAST**

	m <sup>2</sup>	roof	net m <sup>2</sup>
Corridor	5,00		5,1
Bathroom	4,80		4,9
Living room	34,00		34,9
Covered balcony	15,40	0,5	15,7
Roof terrace	75,00	0,25	75,75
Bedroom 1	15,80		15,9
Bedroom 2	10,00		10
Internal staircase	5,00		5
Loggia on the roof	10,00	0,75	10
Parking	10,00	0,2	10,5
<b>TOTAL</b>	<b>186,00</b>		<b>191,55</b>

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<b>Code :</b>	12508
<b>Location :</b>	Privlaka
<b>Building size :</b>	107 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Floor :</b>	2
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Air conditioning :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2025

**Price : 364.000 €**

Privlaka - Exclusive apartment on the 2nd floor S-202 with rooftop terrace and sea view, only 150 m from the sea

In a sought-after location in Privlaka, this high-quality and stylishly equipped apartment on the second floor is situated - ideal for people who value quality, comfort, and a prime environment.

Only approx. 150 meters from the sea and in close 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. 107 m<sup>2</sup>. A special highlight is the spacious rooftop terrace of approx. 75 m<sup>2</sup> with a beautiful sea view, providing additional space for relaxation.

The layout is functional and well designed. The apartment consists of two bedrooms, a hallway, an open-plan kitchen with living and dining area, a bathroom, and a terrace.

The equipment is of a high standard. High-quality materials have been used, including products from renowned manufacturers Villeroy & Boch and Hansgrohe. Underfloor heating is installed in the bathroom. The apartment features a security entrance door and includes a private parking space.

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

The residential complex also features a shared swimming pool

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available to all owners.

Price: €364,000 + 3.75% agency commission (incl. VAT)

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