

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	12519
<b>Location :</b>	Privlaka
<b>Building size :</b>	74 m2
<b>Garden size :</b>	0.00 m2
<b>Floor :</b>	Ground floor
<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 :** 240.000 €

Privlaka - Exclusive ground floor apartment A-004 with private garden & shared pool, only 150 m from the sea

In a sought-after location in Privlaka, this high-quality and stylishly equipped ground floor apartment 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. 74.90 m<sup>2</sup>, as well as a private garden of approx. 103.49 m<sup>2</sup>. The garden provides ample space for relaxation and ensures privacy.

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 with direct access to the garden.

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: €240,000 + 3.75% agency commission (incl. VAT)

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We look forward to your inquiry!