

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	12662
Location :	Matulji
Building size :	403 m ²
Lot size :	525 m ²
Garden size :	0.00 m ²
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	7
Number of bathrooms :	4
Garage :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	a
Year of construction :	2015
Year of adaptation :	2024

Price : 850.000 €

This impressive property with a total net living area of

403 m², located on a spacious plot of 870 m², represents a combination of luxury, privacy and top functionality. It is located in an extremely quiet location, ideal for rest and enjoyment.

The main two-story apartment extends through the ground floor and the first floor. It has a spacious living room, open concept kitchen and dining room, pantry, guest toilet and two luxurious bedrooms, each with its own elegant bathroom and private terrace. The outdoor area consists of a large terrace with a barbecue, fireplace and barbecue, which are perfectly connected to the swimming pool and the Mediterranean ambience of the garden.

On the second floor there is a separate apartment with a separate entrance via an external staircase, which ensures complete privacy. The apartment consists of two bedrooms with private bathrooms, additional bathroom, kitchen, dining room and living room, and two spacious terraces with an open view and plenty of natural light.

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In the basement there is a garage, laundry room, boiler room and additional auxiliary spaces.

The property is equipped with seven air conditioners, satellite antenna and intercom, and thanks to the categorization of the holiday home with 5 stars, it represents an excellent investment for a luxury tourist rental or an exclusive private stay.

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