

ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
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Code :	12834
Location :	Marčana
Building size :	56 m2
Lot size :	400 m2
Garden size :	0.00 m2
Distance from sea :	500 m
Number of floors :	1
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	2
Parking :	Yes
Energy efficiency :	Not specified
Year of construction :	2014

Price : 220.000 €

For sale is a holiday home with two apartments. Surrounded by greenery and located in a quiet area, just 500 meters from the sea, it represents a perfect opportunity for a family vacation, a stay in nature, or tourist rental.

The house is situated on a 400 m² plot, surrounded by greenery, fig trees, flowers, and ornamental plants.

House layout:

- Finished ground floor
- Attic in shell construction phase
- Space for a pantry and tools

On the ground floor, there are two separate apartments, each with:

- Kitchen, living room, and dining area
- Bedroom
- Bathroom
- Private terrace and separate entrance

The apartments are connected by internal doors, allowing them to be used as two separate units or as one larger living space.

The terraces are oriented to the east and west. The west terrace features a quality wooden canopy, while the east terrace is open and ideal for enjoying the morning sun.

The attic offers additional potential for customization according to the future owner's wishes - a bathroom has already been defined, while the rest of the space is open for adaptation.

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Infrastructure and additional features:

- Solar panels (electricity) with the option to connect to the grid
- Water from a cistern
- Septic tank

The house is legalized (Decision on the completed state).

The property is located in an excellent position between Pula and Barban, approximately 20 km from both places, ensuring good connectivity along with complete peace and privacy.

This property combines nature, privacy, and proximity to the sea, making it an excellent opportunity for a vacation or investment.

For more information and to schedule a viewing, please