

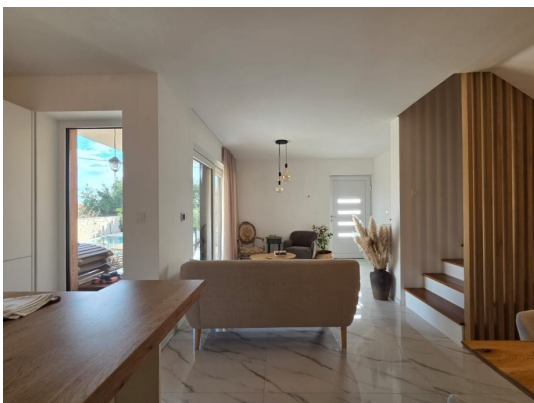
## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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|                               |               |
|-------------------------------|---------------|
| <b>Code :</b>                 | 13039         |
| <b>Location :</b>             | Marčana       |
| <b>Building size :</b>        | 94 m2         |
| <b>Lot size :</b>             | 200 m2        |
| <b>Garden size :</b>          | 0.00 m2       |
| <b>Number of floors :</b>     | 2             |
| <b>Number of bedrooms :</b>   | 3             |
| <b>Number of rooms :</b>      | 3             |
| <b>Number of bathrooms :</b>  | 2             |
| <b>Parking :</b>              | Yes           |
| <b>Air conditioning :</b>     | Yes           |
| <b>Energy efficiency :</b>    | Not specified |
| <b>Year of construction :</b> | 2025          |

**Price :** 350.000 €

In a peaceful part of Marčana, a modern and fully furnished house with a total living area of 94 m<sup>2</sup> is for sale, accompanied by a garden of 200 m<sup>2</sup>, a swimming pool, and two private parking spaces. Located in a building with two residential units, this property represents an ideal blend of comfort, functionality, and privacy, making it an excellent opportunity for family living, vacationing, or tourist rental.

The house spans two floors. On the ground floor, there is a spacious open-concept living room connected to the kitchen and dining area, a bathroom, and access to a covered terrace and landscaped garden. The upper floor features three bedrooms and an additional bathroom, providing ample space for a comfortable stay for the whole family.

The property is equipped with underfloor heating in all rooms, two air conditioning units, high-quality PVC and aluminum joinery, and a thermal insulation facade that ensures energy efficiency and a pleasant temperature throughout the year. It is connected to the municipal water supply, internet, and satellite television, with access provided via an asphalted road.

The landscaped garden with an 18 m<sup>2</sup> swimming pool, sunbathing area, covered terrace, summer kitchen, and barbecue creates a perfect space for relaxation, socializing, and enjoying the outdoors.

Thanks to its tranquil location and quality construction, this new building represents an excellent investment and a property ready for immediate occupancy without additional investment.

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For more information and to schedule a viewing, please