

**ISTRIA ADRIA**  
**Pot za Brdom 102, 1000 Ljubljana**  
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|                               |               |
|-------------------------------|---------------|
| <b>Code :</b>                 | 13287         |
| <b>Location :</b>             | Fažana        |
| <b>Building size :</b>        | 87.88 m2      |
| <b>Garden size :</b>          | 0.00 m2       |
| <b>Distance from center :</b> | 3500 m        |
| <b>Distance from sea :</b>    | 1300 m        |
| <b>Floor :</b>                | 1             |
| <b>Number of floors :</b>     | 3             |
| <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 :** 353.025 €

New on the market!

We offer modern apartments in a new building with a swimming pool, located within an attractive project consisting of four buildings with a total of 23 apartments of various sizes and layouts. The project is situated in an excellent location – a peaceful environment near the sea and all essential amenities.

Apartment A4, with an area of 87.88 m2, is located on the 1st floor of a 3-story building.

The apartment consists of an entrance hallway, a wardrobe, a living room with a kitchen and dining area, 3 bedrooms, 2 bathrooms, and a terrace.

Equipment and standards:

- Underfloor heating in the bathrooms.
- High-quality ceramic tiles.
- PVC French-style windows with shutters and mosquito nets.
- Bathroom fixtures from renowned manufacturers.
- Air conditioning unit.
- Security entrance door.
- Option to choose the final flooring – ceramic tiles, parquet, or laminate in the bedrooms.

2 parking spaces included in the price.

Preparation for electric vehicle charging stations at each parking space.

Construction is planned to begin in early 2026, with completion expected by 2028.

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This property is ideal for year-round living, vacationing, or as an investment for tourist rentals.

For more information, please

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