

ISTRIA ADRIA**Pot za Brdom 102, 1000 Ljubljana****e-mail: info@istria-adria.com****web: istria-adria.com****info: +386 59 200 071**

Code :	13293
Location :	Barban
Building size :	148.39 m2
Lot size :	561.50 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price :	395.000 €
----------------	------------------

New on the market!

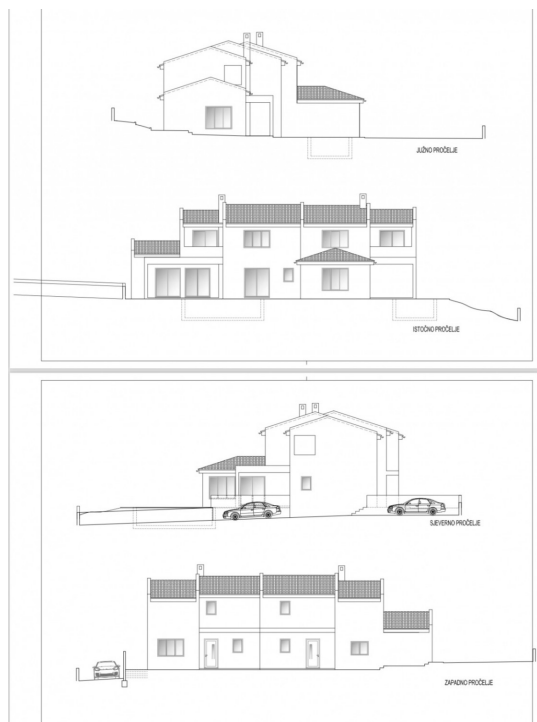
Modern duplex villa with a swimming pool, located in a small peaceful village near Barban.

The villa has a surface area of 148.39 m² (net area 142.77 m²) and consists of a ground floor and first floor.

The ground floor includes a covered entrance, hallway, 2 bathrooms, a bedroom, storage room, kitchen, spacious living and dining area, and a covered terrace with a summer kitchen. Stairs lead to the first floor, which consists of two bedrooms, a bathroom, and a covered terrace.

In the yard, there is a pool (3.50 x 6.50 m), parking space, and a large green area.

For more information, please



PRIZEMLJE / KAT		koef.		
STAMBENA JEDINICA S1				
1	natkriveni ulaz	4,56 m2	0,75	3,42 m2 ker.pločice
2	hodnik	7,04 m2	2	14,08 m2 ker.pločice
3	kupaonica	9,00 m2	1	9,00 m2 ker.pločice
4	spavaća soba	14,28 m2	1	14,28 m2 parket
5	kupaonica	6,39 m2	1	6,39 m2 ker.pločice
6	kuhinja, blagovaonica, dnevni b.	37,41 m2	1	37,41 m2 ker.pločice
7	natkrivena terasa	15,81 m2	0,5	7,91 m2 ker.pločice
8	predprostor i stepenice	9,84 m2	1	9,84 m2 ker.pločice
9	kupaonica	6,17 m2	1	6,17 m2 ker.pločice
10	ostava	3,05 m2	1	3,05 m2 ker.pločice
11	spavaća soba	13,33 m2	1	13,33 m2 parket
12	spavaća soba	14,28 m2	1	14,28 m2 parket
13	natkrivena terasa	7,23 m2	0,5	3,62 m2 ker.pločice
ukupno prizemlje stan S1		148,39 m2		142,77 m2

