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











Code :	13550
Location :	Ližnjan
Building size :	111 m2
Lot size :	60 m2
Garden size :	0.00 m2
Distance from center :	1000 m
Distance from sea :	1200 m
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	1
Air conditioning :	Yes
Energy efficiency :	A+

Price : 360.000 €

For sale is a duplex house with a swimming pool.
It will consist of a ground floor and an upper floor.
On the ground floor, there will be an entrance area, a bedroom, a bathroom, a hallway, a kitchen with a dining area, and a living room with a terrace. The living room will feature a 5-meter glass wall.
Internal stairs lead to the upper floor, where there are two bedrooms, each with its own bathroom (one bedroom has a terrace).
The bedrooms will be air-conditioned, equipped with electric blinds and mosquito nets.
Underfloor heating is planned in the bathrooms.
A smart heating and cooling system will be installed.
The house boasts modern architecture and design, situated in a quiet location.
It includes a swimming pool and two parking spaces.

The price of 360,000 euros applies to legal entities under the VAT system; for individuals, VAT will be added to the price.