

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	13587
Location :	Vodnjan
Building size :	128 m2
Lot size :	518 m2
Garden size :	0.00 m2
Number of floors :	1
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	2
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 630.000 €

Modern single-storey house with swimming pool and roof terrace overlooking the sea

A villa for sale in a high unfinished phase, designed as a modern single-storey house with all the prerequisites for a luxurious and energy-efficient home. The property will be completed on a turnkey basis, ready to move in and/or furnish according to the buyer's wishes.

Basic information:

Living area: 128 m² net

Total area with terraces: 172 m²

Roof terrace: 172 m² - with a view that includes Brijuni and the surrounding islands.

Room layout:

2 bedrooms - each with its own bathroom

Hallway and entrance hall

Guest toilet

Utility room (with Mitsubishi heat pump)

Spacious living area (kitchen, dining room and living room - open space)

Exit to the terrace with swimming pool (30 m², dimensions 10x3x1.5 m).

Features of the building:

PVC windows on large glass surfaces - plenty of natural light,

Therlock brick + facade with 10 cm of mineral wool,

Floor insulation of 10 cm of Styrodur,

Heat pump (Mitsubishi) - for low energy consumption,

Low-energy building - excellent thermal efficiency.

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Impressive roof terrace (172 m²) with the possibility of arranging it into:

Outdoor kitchen

Sauna

Jacuzzi

Sundeck

Lounge area for socializing.

Unobstructed view – panoramic and permanent view of the sea and the island.

Ideal as a family home, luxury holiday villa or investment for tourist rental.

For additional information, please