

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	13695
Location :	Gračiče
Building size :	303 m2
Lot size :	5121 m2
Garden size :	0.00 m2
Number of bedrooms :	7
Number of rooms :	7
Number of bathrooms :	3
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2023

Price : 1.260.000 €

This unique property offers complete privacy and tranquility thanks to its location. Although situated in the peace of nature, the estate is only a 2-minute drive from all necessary amenities such as kindergartens, schools, and shops, while the Istrian Y highway is just 9 minutes away.

The estate spans an impressive 5,200 m², fully enclosed by a wire panel fence, making it perfect for pet owners. The garden includes two polycarbonate greenhouses, a vegetable garden, and several olive, fig, plum, and apple trees, allowing for uninterrupted home-grown food production. A water source is located 200 meters from the house.

In front of the house is a paved parking area of 360 m², while the terraces and walkways around the house are also paved (approx. 100 m²).

The house consists of a reinforced concrete basement with a net area of 99 m², which has its own entrance and functions as an apartment with 3 bedrooms and a bathroom – fully furnished and move-in ready.

The ground floor and upper floor have a total net area of 204 m² and only need to be furnished and equipped with lighting. The ground floor features a kitchen, dining room, living room, 3 bedrooms, laundry room, storage, terrace, bathroom, and WC. On the upper floor, there is one bedroom, a bathroom, and a study.

All rooms on the ground and upper floors are air-conditioned (7 indoor and 3 outdoor Mitsubishi inverter units), while the basement has one air conditioning unit. The ground and upper floors have a complete solar heating installation. The windows are PVC with triple glazing, and the house is equipped with

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three-phase electricity. Outdoor lighting is currently being installed.

The house has a 10 cm thick façade (demit system) and 14 cm roof insulation. The property is in the final stages of completion; microcement floors are installed in the bathrooms, WC, and staircase. The completion of all works is expected by the end of October 2024.

This property is ideal as a home for a large family, and with a pool, it can easily become an exclusive holiday villa suitable for larger groups.

For additional information and viewings, please