

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	13716
Location :	Ližnjan
Building size :	400 m2
Lot size :	1200 m2
Garden size :	0.00 m2
Number of floors :	3
Number of bedrooms :	12
Number of rooms :	12
Number of bathrooms :	9
Parking :	Yes
Energy efficiency :	A

Price : 1.230.000 €

For sale is a spacious detached house located in the quiet neighborhood of Valtura, just a few minutes' drive from Pula. The property is situated on a plot of 1,200 m² and is ideal for a larger family, an investment in tourism, or as a luxury vacation villa.

The house spans three levels, with a total area of 400 m², and includes an auxiliary building/summer kitchen of 100 m².

Room layout:

Ground floor:

- 4 bedrooms
- Living room
- Kitchen
- Bathroom

First floor:

- 4 bedrooms
- 4 bathrooms

Second floor:

- 2 apartments (each with 2 bedrooms and 2 bathrooms)

Additional features:

- Swimming pool of 35 m²
- Jacuzzi
- Outdoor sauna
- Summer kitchen with double appliances (two washing machines, additional toilet)
- Technical room with two 500-liter boilers (for hot water and central heating)
- 7 parking spaces
- Video surveillance and alarm system for added security

The house and auxiliary building have building and occupancy

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permits.

This property offers top-notch comfort, privacy, and potential for year-round tourist rental.

For more information, please