

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	13785
Location :	Vodnjan
Building size :	56 m2
Garden size :	0.00 m2
Distance from sea :	1000 m
Floor :	2
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2019

Price : 259.000 €

Carefully designed new apartment, built for personal living, located on the 2nd floor of a small building in a green area near the sea. Quiet neighborhood with developed infrastructure and fresh air.

Size: 60.10 m² (usable area: 56.61 m²)

Layout:

- Hall – 4.94 m²
- Bathroom – 5.70 m²
- Storage – 0.84 m²
- Bedroom 1 – 9.76 m²
- Bedroom 2 – 9.78 m²
- Open-plan kitchen/dining/living area – 22.09 m²
- Terrace – 6.99 m²

Equipment & amenities:

- Daikin heating and cooling in every room
- Wall-mounted infrared panels with thermostat
- Honeywell smart system to control climate and boiler via phone
- Electric blinds and mosquito nets on all windows
- TV in each room

Bathroom:

- High-quality washer-dryer combo
- Ariston electric boiler (remote control)
- Hans Grohe bathroom fittings

Kitchen:

- Custom-made with built-in dishwasher, refrigerator, oven and

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induction hob

Living room:

- Comfortable sofa, glass display cabinet, wine fridge

Security & quality:

- Anti-burglary entrance door, premium PVC joinery
- Well-maintained building and shared areas

The apartment is sold fully furnished and equipped