

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	13963
Location :	Medulin
Building size :	190.07 m2
Garden size :	0.00 m2
Distance from sea :	200 m
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 1.223.000 €

For sale are exclusive duplex villas located just 200 meters from the sea, perfectly combining modern design with the natural surroundings.

The villas feature top-notch functionality and luxury, offering everything needed for comfortable family living or as an investment for tourist rentals.

The villa, with an area of 190 m2, includes a ground floor and two upper floors. The ground floor consists of an entrance, an elevator, a bedroom, and a bathroom, as well as a spacious living room with a kitchen and dining area. From the living room, there is access to a terrace and a yard, providing a space for relaxation and leisure. Stairs lead to the first floor, where there are 2 bedrooms, each with its own bathroom, one of which has access to a balcony. The second floor includes a summer relaxation room with a summer kitchen, a toilet, and a rooftop pool.

Technical specifications:

- Underfloor heating with a heat pump in all rooms
- Air conditioning units (split system) in all rooms
- Aluminum and PVC joinery
- Ventilated facade: a combination of stone and compact system
- Elevator

With modern design, high-quality materials, and top-notch equipment, these villas offer the perfect balance of privacy, comfort, and luxury – ideal for those seeking a property by the coast with a high quality of life.

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The villa has parking for three vehicles.

For additional information, we are at your service: