

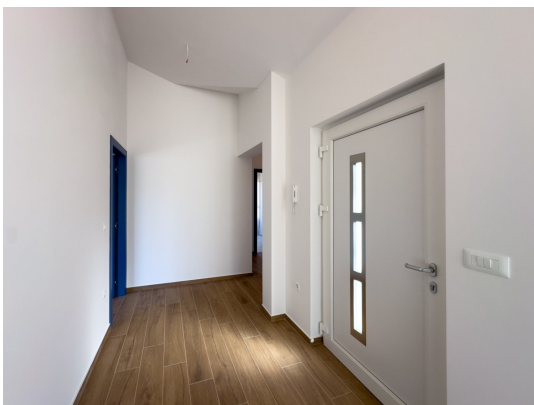
ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	14032
Location :	Barban
Building size :	145 m2
Lot size :	760 m2
Garden size :	0.00 m2
Distance from sea :	5000 m
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	2
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2024

Price : 499.000 €

The video tour is available at the end of the listing.

For those who dream of living near the sea and historical sites, but value silence and privacy - this house will be the ideal choice!!

New small settlement with 7 detached houses. ECOLOGICAL PLACE! 15 minutes by car to the sea

Nice access roads, to each house, share in the road.
Detached single-storey house with a swimming pool in the small Istrian village of Kožljani.

Electric underfloor heating throughout the house, air conditioning in each room and in the living room.

The house includes a large bedroom with a bathroom, two slightly smaller bedrooms that share one bathroom, another toilet / laundry room for the needs of the living room and kitchen. Open concept living and dining room, and kitchen with access to the terrace where there is a swimming pool that is registered and has a permit. On the other side of the living room there is another large terrace.

Large glass walls that provide light.

Chimney in the living room.

Floors, Italian ceramics.

Custom-made interior joinery.

Exterior joinery PVC with aluminum shutters in anthracite color.

Facade is 10 cm polystyrene.

Outdoor storage for storing things.

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- Solar panels for hot water and electricity in the house - 8 kw
- The pool is heated by a heat pump
- DAIKIN boiler with heat pump and additional hot water pump
- WIFI thermostats in each room
- outdoor lighting on the fence