

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	14048
Location :	Medulin
Building size :	200 m2
Lot size :	700 m2
Garden size :	0.00 m2
Distance from center :	400 m
Distance from sea :	400 m
Number of floors :	3
Number of bedrooms :	4
Number of rooms :	4
Number of bathrooms :	4
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 790.000 €

Modern House with Pool and 4 Bedrooms in Banjole – 400 m from the Sea

For sale is a new, modern detached house in Banjole, covering an area of 200 m², situated on a plot of 700 m². The house spans three levels: ground floor, first floor, and second floor, making it ideal for family living or luxurious vacations near the sea.

The ground floor features a kitchen with a dining area and a living room as the central part of the house. Large glass walls provide plenty of light. From the living room, there is access to two terraces and a future pool measuring 6.5 m x 3.4 m. Additionally, there is a guest toilet and a technical room.

On the first floor, there is a bedroom with a walk-in closet and a bathroom. The second floor contains two bedrooms with walk-in closets and bathrooms (one bedroom has its own terrace) as well as an additional room that can serve as a second living room, office, or playroom.

The house is built with high-quality materials and is equipped with PVC joinery with insect screens and shutters, as well as an electric heat pump that ensures a comfortable temperature throughout the year. The heat pump features the latest technology for heating and cooling. It has three-phase electricity, 13 kW.

Additionally, preparations have been made for a water purifier, as well as installations for cameras and an intercom (planned for the

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ground floor and first floor). The buyer can finish the interior joinery and the staircase railing according to their preferences. The external fence wall, pool, and parking area still need to be completed.

The distance to the sea is only 400 meters, making this property extremely attractive for living, vacationing, or tourist rentals.

- House area: 200 m²

- Plot area: 700 m²

- 400 m from the sea and the same distance to the center

Close to excellent restaurants, cafes, shops, pharmacies, and more.

For more information and to arrange a viewing, please