

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	14104
Location :	Medulin
Building size :	450 m2
Lot size :	706 m2
Garden size :	0.00 m2
Distance from center :	500 m
Distance from sea :	500 m
Number of bedrooms :	11
Number of rooms :	11
Number of bathrooms :	5
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A
Year of construction :	2006

Price : 930.000 €

The facility consists of:

- two unique residential units each with 2 apartments of 65m2, one next to the other (total 4 apartments)
- each unit has a large terrace along the entire length of the house
- each apartment consists of a kitchen and living room, bathroom, bedroom and mansards.
- all apartments are furnished and air-conditioned
- 1 apartment on the ground floor
- consists of a large living room with a fireplace and a table for 12 people, a bathroom, kitchen and 3 bedrooms
- Outdoor kitchen with BBQ
- 4 outdoor terraces
- 1 large covered terrace between two buildings of
- Parking space is provided for 5 cars (3 up and 2 down)

Video surveillance covers the entire unit.

It is 300 m away from the sea as the crow flies.

Ideal for family life as well as for tourism.

The property is sold as a package and fully furnished.

View of the parking lot and one unit with two apartments.

The property extends through a residential area of

450 m2.

The house is divided into four apartments of the same layout, and

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they have a common central part that is intended for socializing and has an exit through glass walls on two sides to a beautifully landscaped garden. The units are connected to a covered terrace of 100m², where there is currently a billiard table and living room.

A summer house is located inside the garden.

We go down the stairs to the large and spacious summer kitchen, and in the basement, there is a large cooled space with a beautiful French brick fireplace, a large dining table, and a living room.

In addition to the above, there are two additional rooms in the basement.

The property has a video and alarm system, automatic irrigation of the garden, and its own water well (25m deep).

Four air conditioners have been installed and the property is being sold furnished.

In 2018, a new roof, facade, water and electricity installations, bathroom and new laminate were installed.