

ISTRIA ADRIA**Pot za Brdom 102, 1000 Ljubljana****e-mail: info@istria-adria.com****web: istria-adria.com****info: +386 59 200 071****Code :** 14134**Location :** Barban**Building size :** 164.07 m²**Lot size :** 580.50 m²**Garden size :** 0.00 m²**Number of floors :** 2**Number of bedrooms :** 3**Number of rooms :** 3**Number of bathrooms :** 3**Parking :** Yes**Air conditioning :** Yes**Energy efficiency :** A+**Year of construction :** 2025**Price :** 395.000 €

New in offer!

Modern duplex villa with swimming pool, located in a small quiet village near Barban.

The villa with an area of

164.07 m² (net area of

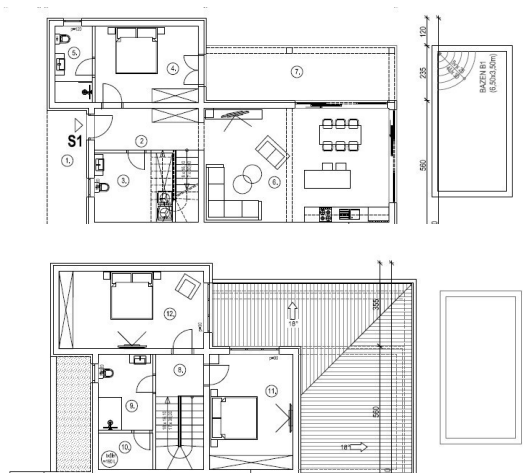
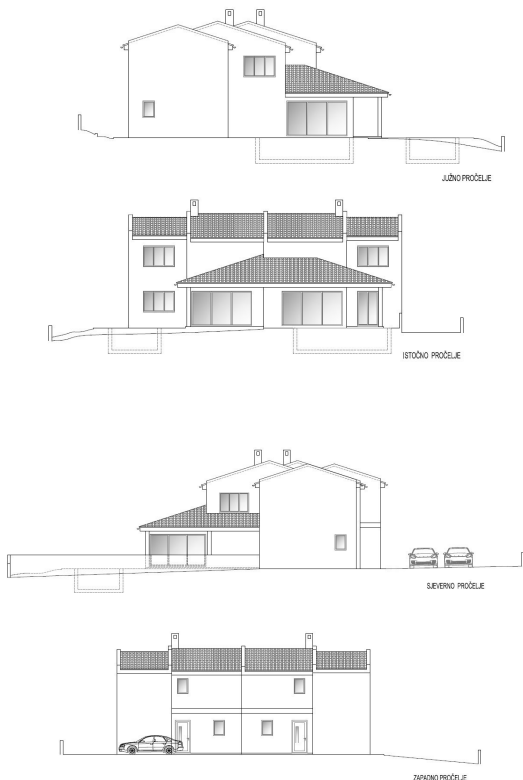
160.41 m²) consists of a ground floor and a first floor.

The ground floor includes a covered entrance, hallway, 2 bathrooms, bedroom, kitchen, spacious living room and dining room and a covered terrace with a summer kitchen.

Stairs lead to the 1st floor which consists of two bedrooms, bathroom, storage room.

In the yard there is a swimming pool (3.50x6.50m), parking space and a large green area.

For additional information, please



PRIZEMLJE - KAT		koef.		
STAMBENA JEDINICA S1				
1	natkriveni ulaz	8,32 m2	0,75	6,24 m2 ker.pločice
2	hodnik	8,09 m2	2	16,18 m3 ker.pločice
3	kupaonica	10,07 m2	1	10,07 m2 ker.pločice
4	spavaća soba	14,78 m2	1	14,78 m2 parket
5	kupaonica	5,28 m2	1	5,28 m2 ker.pločice
6	kuhinja, blagovaonica, dnevni b.	39,32 m2	1	39,32 m2 ker.pločice
7	natkrivena terasa	19,35 m2	0,5	9,68 m2 ker.pločice
8	predprostor i stepenice	10,04 m2	1	10,04 m3 ker.pločice
9	kupaonica	7,52 m2	1	7,52 m4 ker.pločice
10	ostava	3,61 m2	1	3,61 m5 ker.pločice
11	spavaća soba	17,23 m2	1	17,23 m6 parket
12	spavaća soba	20,46 m2	1	20,46 m2 parket
ukupno prizemlje stan S1		164,07 m2		160,41 m2