

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	14273
Location :	Sveta Nedelja
Building size :	176 m ²
Lot size :	1068 m ²
Garden size :	0.00 m ²
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	2
Parking :	Yes
Energy efficiency :	Not specified

Price : 570.000 €

For sale is a modern single-story villa located in a peaceful environment in the municipality of Sveta Nedelja.

The villa has a net area of 176.15 m² (organized as two residential units) and is situated on a well-maintained plot of 1,068 m². The space is designed in a modern style with an emphasis on comfort and functionality. At the center of the house is a spacious living room connected to the kitchen and dining area in an open-space concept, while the residential part includes three bedrooms and two bathrooms.

The exterior of the property features a well-arranged sunbathing area and a pool measuring 9 x 3 m, making it an ideal place for relaxation and outdoor living.

The house is equipped with:

- inverter air conditioning units in all rooms,
- underfloor heating via a heat pump,
- high-quality ceramic flooring.

A high level of energy efficiency and insulation is ensured by aluminum lift-and-slide walls, CORTIZO aluminum entrance doors, and KOMMERLING PVC windows with triple glazing. The property has an energy rating of A+ and is built from high-quality materials.

The villa is located within a smaller, well-organized complex that includes a shared private access road of 600 m² and a children's playground of 290 m². Access to the complex is controlled by a license plate recognition system or remote control, and additional parking is provided near the main entrance. The owner holds 1/3 co-ownership of two common parcels. The property is situated in a natural and pleasant environment, just a 15-minute drive from the sea and Rabac, offering an ideal blend of privacy and proximity to the coast.

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The property is ideal for peaceful family living, vacationing, or as a tourist investment.

For more information, please