ISTRIA ADRIA
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Code :	14462
Location :	Bale
Building size :	78 m2
Lot size :	130 m2
Garden size :	0.00 m2
Distance from center :	500 m
Distance from sea :	7000 m
Number of floors :	1
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2024

Price : 485.000 €

For sale is a new, modernly designed single-story house with an area of 60 m², featuring a covered terrace of 22 m² and a garden of 130 m². It is located in a quiet neighborhood, on a traffic-free street, surrounded by greenery and completely enclosed by a wall that ensures privacy. The property is ideal for anyone seeking easy and quick maintenance, without significant obligations, while enjoying maximum comfort.

The interior space consists of a bright and airy open-plan living room connected to the dining area and kitchen, two bedrooms, a modern bathroom, and two separate internal storage rooms. The kitchen is custom-made, with ambient lighting and brand new high-end appliances under warranty (Haier refrigerator with freezer, Bosch dishwasher, Haier pyrolytic oven, built-in hood). The upper cabinets are designed in two levels, increasing storage capacity.

The living room is furnished with a designer leather sofa with adjustable armrests, a wooden coffee table, and a new Samsung TV. Both bedrooms feature queen-size beds with storage, new mattresses, and custom-built wardrobes. The bathroom has a modern design, equipped with Hansgrohe faucets and a shower, as well as an anti-slip designer bathtub.

The first storage room contains a Bosch water heater, underfloor heating system, and a new Haier washing machine under warranty. The second storage room, located next to the kitchen and bathroom, is intended as an additional pantry.

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From the living area, a 4-meter-wide glass lift-and-slide door leads to the covered terrace at garden level. The 22 m² terrace is paved with stone and covered, allowing for year-round use. It is furnished with a designer table and six chairs and is connected to the summer kitchen via a landscaped stone path. The summer kitchen includes a built-in stone countertop of 3 meters, lighting, a large Klarstein electric grill, an outdoor sink, and storage. An outdoor shower with a 30-liter tank is also nearby.

The garden is landscaped with young grass and an automatic irrigation system with pop-up sprinklers. Along the fence, 30 young cypress trees have been planted to create a natural green barrier, and ambient solar lighting has been installed. Included in the equipment are a Bosch lawn mower, Kärcher mini wash, extension cord, and water hose.

The house is equipped with underfloor heating throughout the interior, controlled via a modern mobile thermostat. Two Mitsubishi A++ air conditioning units are installed for heating and cooling. The windows are PVC Deceuninck profiles, with lift mosquito nets and aluminum sliding shutters. Full stone sills surround the windows, and the three-color roof tiles contribute to the traditional Istrian appearance of the house.

The outdoor lighting is sensor-activated. The house has a bio-purifier and is prepared for future connection to the sewage system if it is introduced in Bale. The upper ceiling is constructed to allow for the addition of a second floor; currently, there is an attic opening for using the upper space as storage. The interior features oak wooden floors and Marazzi tiles.

The house was newly built in 2024 and is ready for occupancy without any additional investment.