

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	14775
Location :	Svetvinčenat
Building size :	139 m2
Lot size :	683 m2
Garden size :	0.00 m2
Distance from center :	6000 m
Distance from sea :	15000 m
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	4
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified

Price : 750.000 €

For sale is an exceptionally high-quality and modern villa located in the peaceful neighborhood of Štokovci, ideal for family living or tourist rental.

The house has a net area of 139 m² and is situated on 683 m² of landscaped land, offering a perfect blend of comfort, functionality, and privacy.

Layout and amenities:

- 3 spacious bedrooms
- 4 modernly designed bathrooms
- Underfloor heating throughout the house
- Air conditioning in all rooms
- Ceiling height of 2.7 m
- Large sliding glass walls – plenty of natural light
- The house is sunlit from early morning until evening

Exterior and additional features:

- Heated pool of 42 m²
- Landscaped garden with automatic irrigation
- Solar system of 8.6 kW
- Electric car charger
- Alarm system and video surveillance

The property has been carefully designed, built to the highest standards, and is fully equipped – ready for immediate occupancy.

Location: a tranquil environment, ideal for relaxation and privacy, yet close to all necessary amenities.

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