ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071











Code :	15004
Location :	Svetvinčenat
Building size :	294 m2
Lot size :	2000 m2
Garden size :	0.00 m2
Number of bedrooms :	4
Number of rooms :	4
Number of bathrooms :	4
Parking :	Yes
Garage :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2015

Price : 650.000 €

Basement: multifunctional space, fitness as well as other sports activities, boiler room

Ground floor:
- Bedroom with its own hall and bathroom (shower, bidet, WC, sink), equipped with its own air conditioning, SAT/TV, safe deposit box; approx. 26m2

- Living room with kitchen and dining room - approx. 55m2, air conditioning, SAT/TV

- vestibule for washing machine and tumble dryer

- bathroom for guests or for people who may sleep on the couch in
in the living room (shower, toilet bowl, sink)

- exit to the covered terrace of 36 m2 with a view of the pool and fireplace

First floor:
- Bedroom with its own hall and bathroom (shower, bidet, WC, sink), equipped with its own air conditioning, SAT/TV, approx. 22m2

- Bedroom with its own hall and bathroom (shower, bidet, WC, sink), equipped with its own air conditioning, SAT/TV, approx. 26m2

- A bedroom with its own hall and bathroom (bathtub, bidet, toilet shell, sink), equipped with its own air conditioning, SAT/TV,

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approx. 25m2 - this room also has access to a 7m2 balcony with a view of the pool and the sea
in the distance.

- Internet in the building, smoke sensors are in all rooms, living room
living room and basement

- The facility has an alarm system as well as video surveillance from the outside

- heated pool size: 36m2, terrace around the pool is 100m2

- Covered grill fireplace with table for sitting, size approx. 20m2.

- Covered parking for two cars, and additional parking for two more
vehicles, the total area of

the parking lot is approx. 100m2

- children's multifunctional playground size 7 consists of a swing, slides, climbing frame and some other content.

- 6-hole minigolf

- multi-functional field (16x8m): small football, basketball, volleyball

- hot tub 2.15 x 2.15 m for 5+1 persons (covered)

- irrigation of part of the lawn