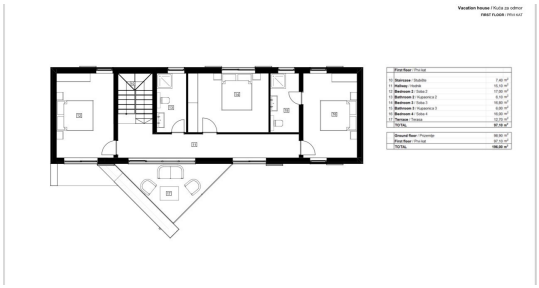
ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071









Code :	15298
Location :	Vrsar
Building size :	196 m2
Lot size :	115 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	4
Number of bathrooms :	3
Parking :	Yes
Energy efficiency :	Not specified
Year of construction :	2024

Price : 780.000 €

Beautiful Villa for Sale: Modern Elegance with Pool and Spacious Living Area.

This stunning villa offers 196 m² of luxurious living space spread over two thoughtfully designed floors. This property perfectly combines modern elegance and comfort, featuring a range of high-end amenities, including a private pool, multiple terraces, and ample space for relaxation and entertainment.

Ground Floor (98.90 m²):

The ground floor includes a covered entrance leading to a foyer, from which stairs ascend to the upper floor. It also features a practical storage area, and a restroom provides additional convenience for guests. The open-concept space includes a modern kitchen that seamlessly connects to a spacious dining area and living room.

A hallway leads to the bedroom, a cozy room with easy access to a bathroom, offering a comfortable and private space for guests or family members. The outdoor area boasts a terrace covered by a pergola, ideal for al fresco dining and relaxation.

The property also has a private pool, perfect for refreshing oneself during hot summer days or socializing by the pool.

First Floor (97.10 m²):

The first floor is accessed via stairs leading to a bright hallway that connects three additional spacious bedrooms. One bedroom features its own private bathroom, while the other two share an additional bathroom, ensuring maximum comfort. The floor also includes a beautiful terrace, perfect for enjoying morning coffee

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or evening sunsets with panoramic views.

Key Features:

- Total Area: 196 m²
  - Ground Floor: 98.90 m²
  - First Floor: 97.10 m²
- Elegantly designed covered entrance
- Spacious Living Room and Dining Area
- Modern Kitchen
- Four Bedrooms and Three Bathrooms for maximum comfort and privacy
- Outdoor Spaces: Terrace with pergola, private pool, and terrace on the upper floor.

This villa offers the perfect blend of indoor and outdoor living, making it an ideal choice for those seeking a modern, comfortable, and elegant home in a tranquil setting.
Contact us today to schedule a viewing!