

ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
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Code :	15397
Location :	Marčana
Building size :	200 m2
Lot size :	450 m2
Garden size :	0.00 m2
Distance from center :	100 m
Distance from sea :	5000 m
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	4
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2024

Price : 670.000 €

For sale is a modern villa of top quality, built with an emphasis on high standards, comfort, and privacy. It is situated on a spacious plot surrounded by greenery, providing a peaceful and luxurious environment for living and relaxation.

The villa spans two levels.

On the ground floor, there is a spacious living room connected to the kitchen and dining area, along with a bathroom. From the living room, you can access a large covered and uncovered terrace of 69 m², adjacent to which is a 48 m² swimming pool, ideal for relaxation and enjoyment during the warmer months.

On the upper floor, there are four bedrooms, three bathrooms, additional storage space, a sauna, and a hot tub, creating the perfect combination of comfort, relaxation, and privacy.

The outdoor area includes a private landscaped garden with automatic irrigation, a summer kitchen with an outdoor dining area, a barbecue space, and a fully fenced yard with parking for two vehicles.

The villa is equipped with underfloor heating powered by heat pumps, air conditioning in every room, and a video surveillance system, ensuring a high level of comfort, security, and energy efficiency. It is sold fully furnished and ready for immediate occupancy.

This property represents the perfect blend of modern design, functionality, and luxury, creating an ideal ambiance for quality



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living or a tourist investment.

For additional information and to arrange a viewing, please