

ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
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Code :	15482
Location :	Piran
Building size :	78.20 m2
Garden size :	0.00 m2
Floor :	n/a
Number of bedrooms :	2
Number of rooms :	4
Number of bathrooms :	2
Number of toilets :	2
Parking :	Yes
Energy efficiency :	Not specified
Year of construction :	2008

Price :	750.000 €
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PORTOROŽ - Marina, we are selling an exclusive 3-room apartment on the ground floor of a villa building

For sale is a 3-room apartment with an area of 78.20 m2, built in 2008 and renovated in 2023. It is located on the ground floor and offers a functional combination of indoor and outdoor areas.

Layout: hallway, 2 bedrooms, 2 bathrooms with toilet, bright and open living area with kitchen and dining room, all with access to a pleasant terrace and garden, where you can enjoy the jacuzzi, and only 100 m from the sea.

The apartment is fully furnished and ready for immediate move-in.

The apartment is distinguished by carefully selected additional areas and practical solutions for comfortable living:

- terrace,
- atrium,
- garden,
- basement,
- 1 covered parking space - garage.
- 1 outdoor parking space

Heating is provided by electricity and a heat pump, and air conditioning is available for additional comfort. The apartment has a northwest orientation, is located in a quiet area near the sea, and offers a beautiful view.

The apartment is listed with 2 bedrooms, which allows for a good layout of the living space according to the buyer's needs.

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This is an interesting opportunity to buy an apartment with an atrium, garden, terrace, basement, and arranged parking, with additional value provided by the quiet location, proximity to the sea, and the 2023 renovation.

You are invited to inquire for additional information and to arrange a viewing.

The seller's condition is that the buyer pays 2% real estate transfer tax and part of the brokerage fee in the amount of 2%