

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	15600
Location :	Cerovlje
Building size :	197 m2
Lot size :	700 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	3
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2026

Price : 820.000 €

In a picturesque Istrian setting, not far from Grimalda, there is a modern villa that offers complete privacy, top-notch amenities, and a beautiful panoramic view. This property is an excellent choice for a peaceful family life, an exclusive vacation home, or an investment in tourist rentals.

The villa has a living area of 180 m² and is situated on a plot of land totaling 1,400 m², which consists of two building plots of 700 m² each. The additional plot opens up numerous possibilities for future owners, whether for building a guest house, tavern, garage, sports facilities, or expanding the tourist offering.

The interior has been carefully designed to provide maximum comfort. The villa features two spacious bedrooms, three modernly furnished bathrooms, an airy living room connected to the kitchen and dining area, and covered terraces that allow for enjoyment of nature throughout the year.

Special emphasis has been placed on relaxation facilities. The private wellness area includes an infrared sauna and an indoor jacuzzi for four to five people, while the landscaped yard features a heated pool measuring 3.5 × 7 m with hydro massage jets, a saltwater system, and automatic water quality maintenance. The pool area, sunbathing area, and wellness zone are completely shielded from view, providing total privacy.

The property is equipped with modern technical solutions, including a heat pump, four air conditioning units, optical internet, a connection to the public sewer system, and an electric vehicle charger. The yard provides four parking spaces.

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The villa is sold fully furnished and equipped, with no need for additional investments. It is ready for immediate occupancy, continuation of a successful tourist business, or as a luxurious private residence.

For more information and viewings, please