

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	16008
Location :	Medulin
Building size :	200 m2
Lot size :	750 m2
Garden size :	0.00 m2
Number of bedrooms :	5
Number of rooms :	7
Number of bathrooms :	3
Air conditioning :	Yes
Energy efficiency :	Not specified

Price : 760.000 €

A beautiful Mediterranean estate featuring two houses and a spacious, landscaped yard and garden. VINKURAN.

1. House: A 140 m² stone Istrian house.

Layout:

- Ground floor: Entrance hall, living room, kitchen, bathroom, storage room, and one additional room (suitable for use as a study, bedroom, etc.).
- First floor: Spacious bedroom.
- Attic: Spacious bedroom.

All rooms are wonderfully sunlit and offer panoramic views.

2. House: A fully renovated holiday house featuring two studio apartments.

- Ground floor: An established 32 m² studio apartment (with excellent ratings on Booking.com).
- First floor: A studio apartment currently undergoing renovation; interior finishing requires only a minor investment.

Features new PVC joinery, updated electrical and plumbing systems, and connection to the municipal sewage network. Each apartment has a separate, fenced entrance and a spacious terrace.

Equipped with 6 air conditioning units and fiber-optic internet.

A rare feature: the property has access to the "third tariff" electricity supply (the most cost-effective option).

Large, green yard featuring a large fig tree, 3 olive trees, grapevines, loquat trees, and more.

Total land area of

754 m², featuring a landscaped yard, barbecue area, solar showers, two large summer terraces, and a balcony; the entire property is enclosed.

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Private parking for 3–4 cars, plus space for motorcycles and bicycles within the yard.

Public parking available in front of the entrance. Located just steps from the center of Vinkuran and 800 meters from the sea. Total privacy and tranquility!

Features views of the sea, Vinkuran Bay with its sailboats (the safest bay on the Adriatic for boaters), and Fratarski Island. Enjoy beautiful sunsets, with no risk of future construction in front of the property obstructing the view.

A rare opportunity to purchase a property that successfully blends privacy with an authentic Mediterranean atmosphere. Offers the future owner the chance to realize a project tailored to their own preferences.

An ideal investment for tourism, idyllic family living, or a combination of both.

Clear title (1/1 ownership), free of any encumbrances.