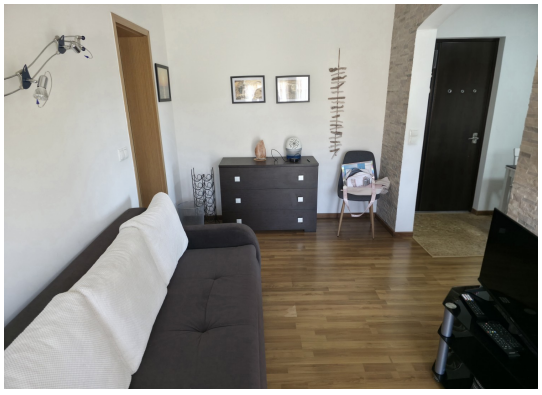
**ISTRIA ADRIA**
**Pot za Brdom 102, 1000 Ljubljana**
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| | |
|---|---|
| **Code :** | 16018 |
| **Location :** | Matulji |
| **Building size :** | 62 m2 |
| **Lot size :** | 339 m2 |
| **Garden size :** | 0.00 m2 |
| **Floor :** | 1 |
| **Number of floors :** | 1 |
| **Number of bedrooms :** | 2 |
| **Number of rooms :** | 3 |
| **Number of bathrooms :** | 2 |
| **Elevator :** | Yes |
| **Air conditioning :** | Yes |
| **Energy efficiency :** | b |
| **Year of adaptation :** | 2024 |

Price : 233.500 €

An attractive property located in a peaceful area of Jušići is now available, offering an ideal combination of comfortable living and excellent investment potential.

Situated on the first floor of a small residential building with only three apartments, this fully renovated one-bedroom apartment with a living room spans 38 m². The apartment consists of a bedroom, living room, kitchen, and bathroom. Thanks to its functional layout, it provides a comfortable and practical living space for everyday life.

The property was renovated in 2024 and is equipped with air conditioning units in both the living room and bedroom. It also features a fiber-optic internet connection, ensuring additional comfort and a high standard of living.

A special value of this property is the additional 24 m² apartment, ideal for short-term tourist rentals or long-term leasing. The apartment comprises a kitchen connected to the living area, while the sleeping area is located on a gallery level. It is equipped with air conditioning, and the natural stone used for insulation helps maintain a pleasant temperature throughout the year while adding a distinctive Mediterranean charm.

Future owners can also enjoy a cozy terrace, perfect for sunbathing, relaxing, and spending time outdoors during the warmer months.

The property's location offers the perfect balance between peace and convenience. All essential amenities are within close

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proximity, while the surroundings provide privacy and a pleasant atmosphere away from the city bustle.

This property represents an excellent opportunity for anyone looking for a home with an additional source of income or a ready-to-rent investment without the need for further investment.

For further information or to arrange a viewing, please feel free to contact our agency. We will be happy to present all the advantages of this property.

Adis Hodžić
Asistent u posredovanju

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