

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	16102
Location :	Novigrad
Building size :	110 m ²
Garden size :	0.00 m ²
Distance from sea :	150 m
Floor :	2
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A

Price : 340.000 €



Attractive duplex of 110 m² with a sea view, only 150 m from the beach.

A spacious and modernly furnished duplex of 110 m² is for sale, spanning two connected floors, with a beautiful sea view from both levels.

The property is located in an attractive location, just 150 meters from the beach, making it an excellent choice for family vacations, enjoying the sea, or as an investment for tourist rental.

The duplex consists of two bedrooms with high ceilings and is equipped with two air conditioners. The upper floor features a spacious terrace with a barbecue and a large seating area, which can also be adapted as an additional bed.

An excellent location for families with children and lovers of active vacations.

In the immediate vicinity, there is the popular Aminess Maravea campsite, which offers numerous recreational and entertainment facilities:

- Pools and children's playgrounds
- Mini club with organized children's animations
- Tennis courts
- Sports fields for volleyball, football, and basketball
- Well-maintained cycling and walking paths
- Restaurants and catering facilities
- Various activities for all ages



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One of the greatest advantages of this property is the possibility to leave your car parked and spend most of your vacation on foot. The beach, restaurants, sports facilities, and entertainment for children are within easy reach.

Thanks to its excellent location, sea view, and functional layout over two floors, this duplex is an excellent choice for families seeking a comfortable vacation by the sea, as well as for buyers considering the possibility of tourist rental.

For more information,