

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	00315
Location :	Kanfanar
Building size :	188 m2
Lot size :	718 m2
Garden size :	0.00 m2
Distance from center :	1500 m
Number of floors :	1
Number of bedrooms :	4
Number of rooms :	11
Number of bathrooms :	4
Number of toilets :	1
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	A+
Year of construction :	2023

Price : 850.000 €

Not far from the most desirable town and tourist pearl Rovinj, there is a beautiful family house with a swimming pool. Located in a small place that attracts with its climate, position and very peaceful way of life, which is ideal for a family lifestyle. A spacious interior and perfect communication between the rooms with a beautiful, warm and pleasant decoration adorns that house and gives it a soul that will make you feel at first that this is exactly what you are looking for. The house covers 188 m² on the ground floor and first floor, the timeless architecture of the house is something that will almost always be "in fashion". The ground floor consists of 2 bedrooms, each with its own bathroom, and a large open space that perfectly connects the living room, kitchen and dining room, each of which has direct access to the covered part of the terrace and the heated pool of 38 m². In the garden there is a covered fireplace, a dining table and a studio with a separate entrance, a bathroom and a small garden that can be used as accommodation for babysitters or as an auxiliary facility, a gym, a sauna... The 1st floor of the house is reserved for the master bedroom, with a large, spacious bathroom that you probably dream of, from the room there is a terrace with a view of the sea in the distance, which is an ideal place to enjoy the sunset. The house is fully equipped with underfloor heating, a heat pump, and each room has the option of adjusting the temperature depending on your wishes and feeling of comfort. This house is a true example of a property where attention was paid to the details of the construction, as evidenced by the 10 cm wall insulation, 25 cm stone wool ventilated roof, triple pane

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windows and security doors. Ownership is properly 1/1, and a use permit has also been obtained. A property worth noting, so don't miss out and act today!