

**ISTRIA ADRIA**  
**Pot za Brdom 102, 1000 Ljubljana**  
**e-mail: info@istria-adria.com**  
**web: istria-adria.com**  
**info: +386 59 200 071**



<b>Code :</b>	00363
<b>Location :</b>	Kršan
<b>Building size :</b>	170 m <sup>2</sup>
<b>Lot size :</b>	641 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	2
<b>Air conditioning :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2023

**Price :** 470.000 €

Kršan, modern Villa at the end of the village

A beautiful Villa under construction is located at the end of a small village, surrounded by the greenery of nature.

The total area of

170 square meters will consist of a ground floor and a first floor.

The ground floor will have a kitchen with a dining room, a large living room, a toilet, a bedroom, and one room that you can repurpose as you wish.

Large glass walls will provide a lot of sunlight.

There will be three bedrooms, two bathrooms and a terrace on the first floor.

Heating and cooling will be by means of an inverter air conditioner.

The living room leads to a large covered terrace, and a swimming pool with a sunbathing area below.

The villa is sold on a "turnkey" basis, so that the future owner can arrange it according to his own choice.

The planned completion of the works is expected in the second half of 2024.

All necessary amenities are nearby, the sea is about a 10-minute drive away.

