

## ISTRIA ADRIA

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<b>Code :</b>	04319
<b>Location :</b>	Malinska-Dubašnica
<b>Building size :</b>	113 m <sup>2</sup>
<b>Lot size :</b>	60 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Air conditioning :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2023

**Price :** 850.000 €

On the second floor of a luxurious, modern villa is this penthouse with a total area of 113.09 m<sup>2</sup>. It consists of a dining room with kitchen and living room, three bedrooms, two bathrooms, a separate toilet and a covered terrace of 26 m<sup>2</sup>. The apartment has built-in high-class equipment.

Underfloor heating, cooling by mitsubishi air conditioners parapet indoor units in each room.

Exterior joinery with large sliding walls (lift-and-slide).

The floors are lined with ceramic porcelain of high quality, suspended ceilings with built-in lighting, security entrance doors - Italian manufacturer (Diere )

Interior doors made of walnut wood, also from the Italian manufacturer Diere. The entrance door to the building is from the well-known manufacturer Inoterm.

The bathrooms are decorated with a combination of wood and ceramics.

The apartment has one parking space.

There are a total of 3 residential units in the villa, each floor is one separate apartment. Given the configuration of the terrain, each apartment has its own swimming pool and sunbathing area on its private garden.

The villa is built of reinforced concrete, the most reliable construction in the form of an earthquake. The façade is made of first-class ventilated Roman Travertine stone.

The villa is 80 m away from the famous beach Cukličevo.