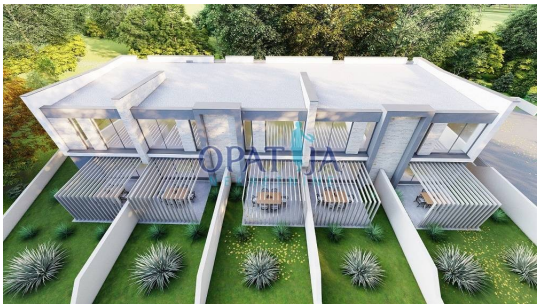
ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071











Code :	04658
Location :	Privlaka
Building size :	108 m2
Lot size :	34 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Energy efficiency :	Not specified

Price :	346.048 €

The newly built terraced house S3 in Privlaka, built in 2025, is located 300 meters from the sea. It has a living area of

108.14m². The terraced house offers the perfect combination of comfort, modern construction and functionality. This property also offers two parking spaces, making it an excellent choice for anyone looking for a home close to nature with all amenities..

Ground floor:
A covered entrance that provides additional protection from the weather.
A hallway leading to other rooms on the ground floor.
A bathroom with modern sanitary facilities.
A laundry room, providing additional practicality.
An open concept kitchen, dining room and living room, making the space bright and spacious, ideal for family gatherings and socializing.
First floor:
Three bedrooms that offer comfort and privacy to every family member.
A bathroom with high-quality finishes.
Quality construction:
The house is built of carefully selected and high-quality materials, ensuring durability, energy efficiency and aesthetics.

Location and amenities:
This property is particularly attractive for families with children due to its close proximity to all important amenities:

The school and kindergarten are located a few minutes' walk away, making everyday life easier for parents.
There is also a doctor, pharmacy, and various shops for everyday purchases nearby.
Gastronomy lovers will enjoy excellent restaurants, while the

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

promenades and beaches in the immediate vicinity are ideal for relaxation and recreation.
This house is the perfect combination of modern architecture and family life, while at the same time providing the opportunity for a peaceful stay close to all necessary amenities. The perfect home for a family who wants to live near the sea, surrounded by nature and urban amenities!

Selling price: €346,048plus 3.75% brokerage fee (including VAT)

You can find more properties here: https://istria-adria.com/
Didn't find what you were looking for? Contact us for personal assistance in finding your property!

Note:

Location details are only available to registered clients. On-site viewings are possible at any time. We can also help you with administrative matters. Sales and support are conducted in German and Croatian.

Important note:

A property viewing is only possible with a signed brokerage contract in accordance with the provisions of the Personal Data Protection Act and the Real Estate Brokerage Act.