

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	05503
Location :	Privlaka
Building size :	108 m ²
Garden size :	0.00 m ²
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Air conditioning :	Yes
Energy efficiency :	Not specified

Price : 345.728 €

The newly built terraced house A S2 in Privlaka, constructed in 2025, is located just 300 meters from the sea. It features a living area of 108.04 m² and a private garden of 33 m². This terraced house offers the perfect combination of comfort, modern construction, and functionality. Additionally, the property includes two parking spaces, making it an excellent choice for those seeking a home close to nature with all necessary amenities.

Ground Floor:

Covered entrance providing additional protection from the elements.

A hallway leading to other rooms on the ground floor.

Bathroom with modern sanitary facilities.

Utility room for added convenience.

Open kitchen, dining, and living area offering a bright and spacious setting, ideal for family gatherings and socializing.

First Floor:

Three bedrooms providing comfort and privacy for each family member.

Bathroom with high-quality fittings.

High-Quality Construction:

The house is built with carefully selected, high-quality materials, ensuring durability, energy efficiency, and aesthetics.

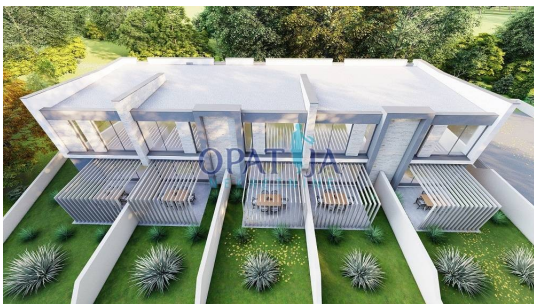
Location and Amenities:

This property is particularly attractive for families with children due to its proximity to essential amenities:

Schools and kindergartens are within walking distance, making daily life easier for parents.

Nearby are a doctor, pharmacy, and various shops for daily needs.

Gastronomy enthusiasts can enjoy excellent restaurants, while



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the promenades and beaches nearby invite relaxation and leisure.

This house represents the perfect blend of modern architecture and family living, offering a peaceful stay close to all necessary amenities. It is the ideal home for a family wishing to live near the sea, surrounded by nature and urban conveniences!

Sale Price: €345,728.00 plus a brokerage fee of 3.75% (including VAT).

More properties can be found here: <https://istria-adria.com/>
Not what you're looking for? Contact us for personalized assistance in finding your property!

Note:

Location details are exclusively available to registered clients. On-site viewings can be arranged at any time. We are also happy to assist with administrative processes.

The purchase process and support are provided in German and Croatian.

Important Note:

Property viewings are only possible with a signed brokerage agreement in accordance with the provisions of the Data Protection Act and the Real Estate Brokerage Act.