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<b>Code :</b>	07162
<b>Location :</b>	Barban
<b>Building size :</b>	148.39 m <sup>2</sup>
<b>Lot size :</b>	561.50 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>	3
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2025

**Price :** 395.000 €

New on the market!

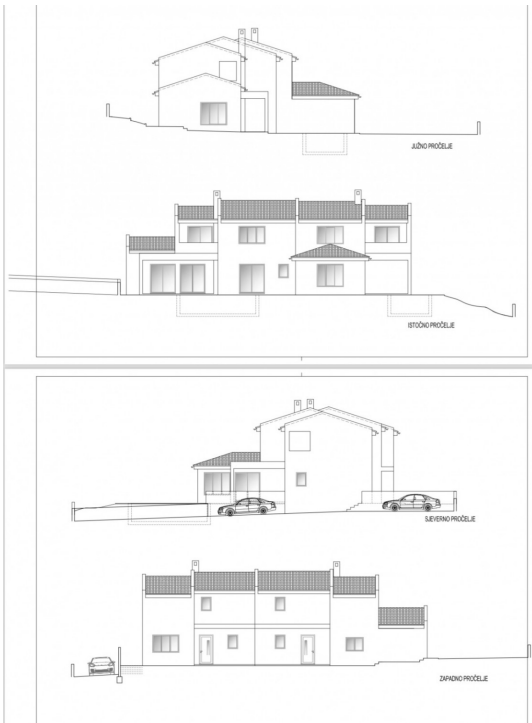
Modern duplex villa with a swimming pool, located in a small peaceful village near Barban.

The villa has a surface area of 148.39 m<sup>2</sup> (net area 142.77 m<sup>2</sup>) and consists of a ground floor and first floor.

The ground floor includes a covered entrance, hallway, 2 bathrooms, a bedroom, storage room, kitchen, spacious living and dining area, and a covered terrace with a summer kitchen. Stairs lead to the first floor, which consists of two bedrooms, a bathroom, and a covered terrace.

In the yard, there is a pool (3.50 x 6.50 m), parking space, and a large green area.

For more information, please



PRIZEMLJE / KAT		koef.			
STAMBENA JEDINICA S1					
1	natkriveni ulaz	4,56 m <sup>2</sup>	0,75	3,42 m <sup>2</sup>	ker.pločice
2	hodnik	7,04 m <sup>2</sup>	2	14,08 m <sup>2</sup>	ker.pločice
3	kupaonica	9,00 m <sup>2</sup>	1	9,00 m <sup>2</sup>	ker.pločice
4	spavaća soba	14,28 m <sup>2</sup>	1	14,28 m <sup>2</sup>	parket
5	kupaonica	6,39 m <sup>2</sup>	1	6,39 m <sup>2</sup>	ker.pločice
6	kuhinja, blagovaonica, dnevni b.	37,41 m <sup>2</sup>	1	37,41 m <sup>2</sup>	ker.pločice
7	natkrivena terasa	15,81 m <sup>2</sup>	0,5	7,91 m <sup>2</sup>	ker.pločice
8	predprostor i stepenice	9,84 m <sup>2</sup>	1	9,84 m <sup>2</sup>	ker.pločice
9	kupaonica	6,17 m <sup>2</sup>	1	6,17 m <sup>2</sup>	ker.pločice
10	ostava	3,05 m <sup>2</sup>	1	3,05 m <sup>2</sup>	ker.pločice
11	spavaća soba	13,33 m <sup>2</sup>	1	13,33 m <sup>2</sup>	parket
12	spavaća soba	14,28 m <sup>2</sup>	1	14,28 m <sup>2</sup>	parket
13	natkrivena terasa	7,23 m <sup>2</sup>	0,5	3,62 m <sup>2</sup>	ker.pločice
ukupno prizemlje stan S1		148,39 m <sup>2</sup>		142,77 m <sup>2</sup>	

