

**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>	07166
<b>Location :</b>	Barban
<b>Building size :</b>	164.07 m <sup>2</sup>
<b>Lot size :</b>	580.50 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 in offer!

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

The villa with an area of

164.07 m<sup>2</sup> (net area of

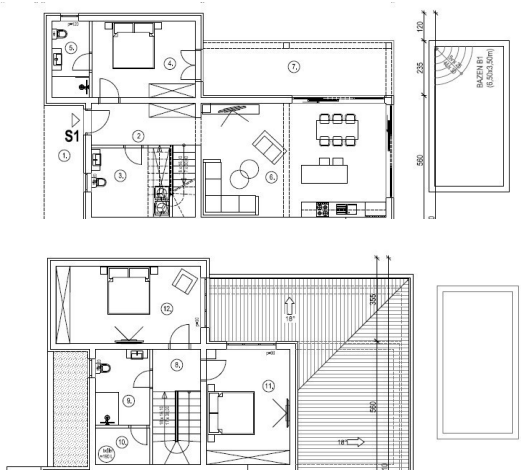
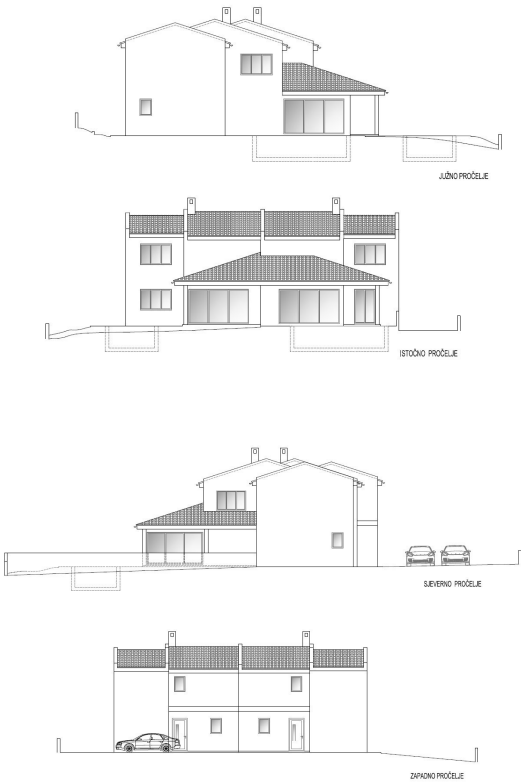
160.41 m<sup>2</sup>) consists of a ground floor and a first floor.

The ground floor includes a covered entrance, hallway, 2 bathrooms, bedroom, kitchen, spacious living room and dining room and a covered terrace with a summer kitchen.

Stairs lead to the 1st floor which consists of two bedrooms, bathroom, storage room.

In the yard there is a swimming pool (3.50x6.50m), parking space and a large green area.

For additional information, please



PRIZEMLJE - KAT		koef.		
STAMBENA JEDINICA S1				
1	natkriveni ulaz	8,32 m <sup>2</sup>	0,75	6,24 m <sup>2</sup> ker.pločice
2	hodnik	8,09 m <sup>2</sup>	2	16,18 m <sup>3</sup> ker.pločice
3	kupaonica	10,07 m <sup>2</sup>	1	10,07 m <sup>2</sup> ker.pločice
4	spavaća soba	14,78 m <sup>2</sup>	1	14,78 m <sup>2</sup> parket
5	kupaonica	5,28 m <sup>2</sup>	1	5,28 m <sup>2</sup> ker.pločice
6	kuhinja, blagovaonica, dnevni b.	39,32 m <sup>2</sup>	1	39,32 m <sup>2</sup> ker.pločice
7	natkrivena terasa	19,35 m <sup>2</sup>	0,5	9,68 m <sup>2</sup> ker.pločice
8	predprostor i stepenice	10,04 m <sup>2</sup>	1	10,04 m <sup>3</sup> ker.pločice
9	kupaonica	7,52 m <sup>2</sup>	1	7,52 m <sup>4</sup> ker.pločice
10	ostava	3,61 m <sup>2</sup>	1	3,61 m <sup>5</sup> ker.pločice
11	spavaća soba	17,23 m <sup>2</sup>	1	17,23 m <sup>6</sup> parket
12	spavaća soba	20,46 m <sup>2</sup>	1	20,46 m <sup>2</sup> parket
ukupno prizemlje stan S1		164,07 m <sup>2</sup>		160,41 m <sup>2</sup>