

## ISTRIA ADRIA

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<b>Code :</b>	07185
<b>Location :</b>	Barban
<b>Building size :</b>	109.04 m <sup>2</sup>
<b>Lot size :</b>	434.50 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2025

**Price :** 350.000 €

New in offer!

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

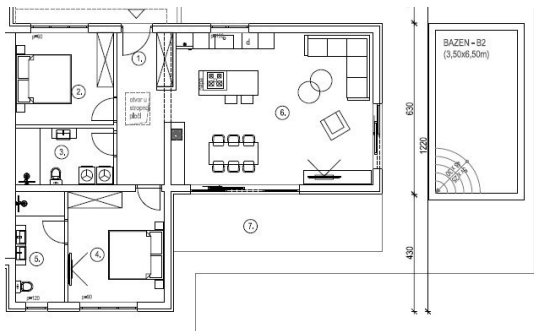
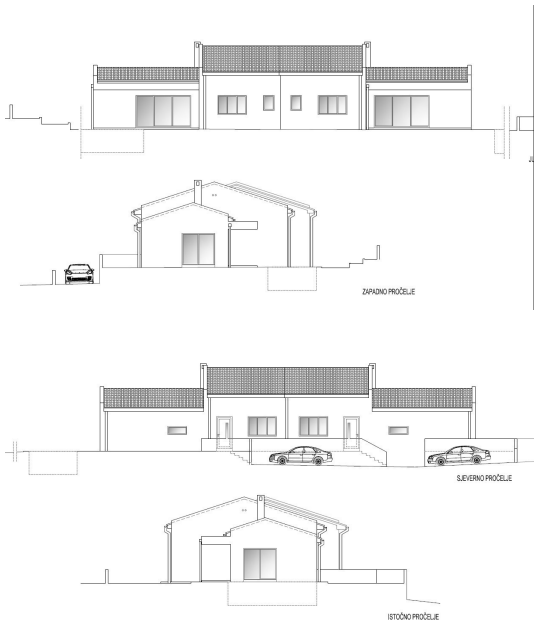
The villa with an area of

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

101.01 m<sup>2</sup>) consists of a ground floor and a hallway, 2 bathrooms, 2 bedrooms, a kitchen, a spacious living room and dining room and a covered terrace.

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

For additional information, please



PRIZEMLJE		koef.		
STAMBENA JEDINICA S2				
1	hodnik	10,70 m <sup>2</sup>	1 10,70 m <sup>2</sup>	ker.pločice
2	spavača soba	12,24 m <sup>2</sup>	1 12,24 m <sup>2</sup>	parket
3	kupaonica	7,49 m <sup>2</sup>	1 7,49 m <sup>2</sup>	ker.pločice
4	spavača soba	14,38 m <sup>2</sup>	1 14,38 m <sup>2</sup>	parket
5	kupaonica	7,29 m <sup>2</sup>	1 7,29 m <sup>2</sup>	ker.pločice
6	kuhinja, blagovaonica, dnevni b.	40,88 m <sup>2</sup>	1 40,88 m <sup>2</sup>	ker.pločice
7	nakrivljena terasa	16,06 m <sup>2</sup>	0,5 8,03 m <sup>2</sup>	ker.pločice
ukupno prizemlje stan S2		109,04 m <sup>2</sup>	101,01 m <sup>2</sup>	
NETO POVRŠINA PRIZEMLJA		109,04 m <sup>2</sup>	101,01 m <sup>2</sup>	