

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	07444
<b>Location :</b>	Vodnjan
<b>Building size :</b>	128 m <sup>2</sup>
<b>Lot size :</b>	518 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>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2025

**Price :** 655.000 €

Modern single-storey house with swimming pool and roof terrace overlooking the sea

A villa for sale in a high unfinished phase, designed as a modern single-storey house with all the prerequisites for a luxurious and energy-efficient home. The property will be completed on a turnkey basis, ready to move in and/or furnish according to the buyer's wishes.

### Basic information:

Living area: 128 m<sup>2</sup> net

Total area with terraces: 172 m<sup>2</sup>

Roof terrace: 172 m<sup>2</sup> - with a view that includes Brijuni and the surrounding islands.

### Room layout:

2 bedrooms - each with its own bathroom

Hallway and entrance hall

Guest toilet

Utility room (with Mitsubishi heat pump)

Spacious living area (kitchen, dining room and living room - open space)

Exit to the terrace with swimming pool (30 m<sup>2</sup>, dimensions 10x3x1.5 m).

### Features of the building:

PVC windows on large glass surfaces - plenty of natural light,

Therlock brick + facade with 10 cm of mineral wool,

Floor insulation of 10 cm of Styrodur,

Heat pump (Mitsubishi) - for low energy consumption,

Low-energy building - excellent thermal efficiency.

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Impressive roof terrace (172 m<sup>2</sup>) with the possibility of arranging it into:

Outdoor kitchen

Sauna

Jacuzzi

Sundeck

Lounge area for socializing.

Unobstructed view - panoramic and permanent view of the sea and the island.

Ideal as a family home, luxury holiday villa or investment for tourist rental.

For additional information, please