

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	07853
<b>Location :</b>	Kanfanar
<b>Building size :</b>	166 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Floor :</b>	2
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	4
<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>	2023

**Price :** 456.500 €

We are selling apartments in a building whose construction began in the 9th month of 2023. The project consists of two connected buildings with a total of 8 apartments, 5 apartments in one and 3 in the other building.

The buildings are in a quiet part of Kanfanar, surrounded by luxury villas away from busy roads.

The four-room apartment S5 is located on the 2nd floor of a building with a total of 5 apartments, it is the only one on the floor, has a living area of 166.04 m<sup>2</sup> and consists of the following rooms:

living room + dining room - 39.82 m<sup>2</sup>

kitchen - 19.26 m<sup>2</sup>

entrance hall - 2.66 m<sup>2</sup>

WC - 2.04 m<sup>2</sup>

gym - 9.13 m<sup>2</sup>

bathroom - 5.99 m<sup>2</sup>

bathroom - 3.19 m<sup>2</sup>

laundry room - 6.0 m<sup>2</sup>

bedroom 1 - 10.71 m<sup>2</sup>

bedroom 2 - 10.66 m<sup>2</sup>

bedroom 3 - 14.48 m<sup>2</sup>

bedroom 3 - 18.69 m<sup>2</sup>

room/pantry - 5.12 m<sup>2</sup>

covered terrace - 13.37 m<sup>2</sup>.

The apartment has 1 parking space.

Quality ceramics are provided in every room except the bedrooms, where premium vinyl floor coverings will be installed. Construction began in the beginning of autumn 2023 and

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completion is planned for the end of 2024.

We accept reservations!