ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071









Code :	08812
Location :	Delnice
Building size :	296 m2
Lot size :	1088 m2
Garden size :	0.00 m2
Number of floors :	3
Number of bedrooms :	5
Number of rooms :	5
Number of bathrooms :	3
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	c
Year of construction :	2024

Price : 965.000 €

Gorski Kotar, Delnice – Exclusive Mountain Villa with Pool and Panoramic Views

Nestled on a tranquil hillside near Delnice, this architecturally designed villa is a rare gem on the real estate market. Situated on a 1,088 m² plot, the property offers complete privacy and breathtaking views of unspoiled nature, blending luxury, functionality, and environmental harmony.

Spanning 296 m² across four meticulously planned levels, the villa provides peace, comfort, and aesthetic pleasure throughout the year.

The basement features an elegant wellness area and an indoor pool, fully equipped for year-round use with advanced systems including air recuperation, dehumidification, heat exchange, and heat pumps. Each room is equipped with individual temperature regulators, controllable via mobile devices.

The ground floor boasts an open-concept living area connected to the kitchen and dining space, along with two bedrooms, each with en-suite bathrooms. A spacious terrace extends from the living room, seamlessly integrating with the surrounding landscape.

The upper floors house three additional bedrooms with bathrooms and a particularly impressive attic space featuring panoramic windows. Here, nature isn't just a view—it's a way of life.
Holprop
+1

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+1

Constructed with carefully selected materials—from solid wood and thermal insulation to high-quality heating and cooling systems—the villa is built and equipped without compromise, catering to those who desire the utmost in quality.

Access is secured via a private road, and the expansive courtyard and parking area emphasize comfort and privacy. Despite its secluded setting, essential amenities such as shops, schools, and highways are just minutes away.

This is more than a house—it's a serene mountain residence, available to a select few who appreciate space, tranquility, and masterful construction.

The property is subject to VAT—buyers are exempt from additional real estate transfer tax.

Documentation is in order; viewings are available by appointment.