

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	09099
<b>Location :</b>	Fažana
<b>Building size :</b>	72.24 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from center :</b>	3500 m
<b>Distance from sea :</b>	1300 m
<b>Floor :</b>	2
<b>Number of floors :</b>	3
<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>	2026

Price : 290.174 €

New on the market!

We offer modern apartments in a new building with a swimming pool, located within an attractive project consisting of four buildings with a total of 23 apartments of various sizes and layouts. The project is situated in an excellent location – a peaceful environment near the sea and all essential amenities.

Apartment A5, with an area of 72.24 m<sup>2</sup>, is located on the 2nd floor of a 3-story building.

The apartment consists of an entrance hallway, a wardrobe, a living room with a kitchen and dining area, 2 bedrooms, 2 bathrooms, and a terrace.

Equipment and standards:

- Underfloor heating in the bathrooms.
- High-quality ceramic tiles.
- PVC windows of French type with shutters and mosquito nets.
- Bathroom fixtures from renowned manufacturers.
- Air conditioning unit.
- Anti-burglary entrance door.
- Option to choose the final flooring – ceramic tiles, parquet, or laminate in the bedrooms.

1 parking space included in the price.

Preparation for electric vehicle charging stations at each parking space.

Construction is planned to start in early 2026, with completion expected by 2028.

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This property is ideal for year-round living, vacationing, or as an investment for tourist rentals.

For more information, please

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