

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	09495
Location :	Ližnjan
Building size :	93.50 m ²
Garden size :	0.00 m ²
Distance from center :	100 m
Distance from sea :	2500 m
Floor :	Ground floor
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	2
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 320.000 €



For sale, we offer a fantastic apartment B in Ližnjan, located on the ground floor with a shared pool, which will be shared with only one other apartment A.

The apartment is sold according to the "turnkey" system.

Apartment B consists of:

B1 - hallway - 6.37 m²

B2 - WC - 2.59 m²

B3 - bathroom - 4.5 m²

B4 - bedroom - 12.52 m²

B5 - bathroom - 5.97 m²

B6 - bedroom - 12.13 m²

B7 - kitchen/dining/living room - 30.38 m²

The apartment also includes:

1/2 of room labeled 6, which serves as a laundry room with separate water and electricity installations for apartment B and apartment A

1/2 of room labeled 7, which is a covered terrace with access to the pool

1/2 of room labeled 8, which is an uncovered terrace with the pool.

The apartment will be equipped with underfloor heating throughout, air conditioning units in the rooms, and high-quality triple-glazed PVC windows with electric shutters.

The apartment is part of a smaller family building with a total of 3 apartments, intended for tourist rental in the 5-star category. Only 1 apartment is for sale.



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The apartment will include 1 parking space in the building's yard.