

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	09679
<b>Location :</b>	Medulin
<b>Building size :</b>	250 m2
<b>Lot size :</b>	500 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from sea :</b>	1000 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	4
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2023

**Price :** 750.000 €

FOR SALE: Luxurious Holiday Home in a Prime Location!

We are selling a detached, fully furnished holiday home with top-notch amenities and modern design, perfect for relaxation and enjoyment!

Large landscaped pool - a perfect place to refresh  
???? Anthracite PVC joinery - modern and elegant appearance  
Underfloor heating throughout the house - maximum comfort  
Electric shutters for additional privacy  
Large glass walls providing plenty of natural light  
???? Italian ceramics - high quality and sophisticated design  
House Layout:

Ground Floor:

Spacious and modern kitchen with a pantry  
Bright and airy living room with access to the terrace and pool  
Bathroom on the ground floor  
Laundry room with access to the garden

First Floor:

Three spacious bedrooms, each with its own bathroom and terrace

Exterior:

The house is modernly fenced with a combination of brick and anthracite aluminum fence with a sliding gate



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Automatic irrigation system ensures a green and well-maintained garden

Landscaped garden with English lawn and diverse greenery

The house is sold fully finished – turnkey!

The listed price applies to legal entities in the VAT system. For private buyers, VAT is charged additionally.

For more information and a viewing, contact us: