

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	09722
<b>Location :</b>	Medulin
<b>Building size :</b>	210 m2
<b>Lot size :</b>	480 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from sea :</b>	200 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2022

Price : 970.000 €

We are selling a luxurious modern detached holiday villa with a view of the sea and the Marina in a closed complex with similar villas.

The villa is located on a landscaped yard that requires minimal maintenance. The yard is surrounded by Mediterranean plants that stay green all year round, supplied with automatic irrigation.

The villa consists of a ground floor, a first floor, an attic and a large roof terrace.

On the ground floor there is also a private garage with an automatic door.

From the ground floor you enter the hallway, to the left of the hallway is the door through which you go to the garage, which also has its own separate toilet.

There is also a large open living room with kitchen and dining room, a small storage room. High ceilings, arranged ceiling lighting. The living room is dominated by glass walls with aluminum joinery with access to the garden and pool.

Upstairs, stairs paved with shiny granite lead to the second living room with a toilet.

Here there are 3 more bedrooms, one of which has its own bathroom, and the other two share a bathroom down the hall in the continuation of the living room. So, there are a total of 4 rooms and 3 bathrooms on the first floor, and each bedroom has its own balcony-terrace.

Let's continue up the stairs where in the attic there is 1 smaller room with a central heat pump. Straight from the stairs you can

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reach a large roof terrace with an overhang. The terrace is covered with soft artificial grass and does not require special maintenance.

The whole house is covered with underfloor heating. Each room has air conditioning.

The house can be moved into immediately.