

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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|------------------------------|---------------|
| Code : | 09873 |
| Location : | Barban |
| Building size : | 170 m2 |
| Lot size : | 1998 m2 |
| Garden size : | 0.00 m2 |
| Number of bedrooms : | 2 |
| Number of rooms : | 5 |
| Number of bathrooms : | 3 |
| Air conditioning : | Yes |
| Swimming pool : | Yes |
| Energy efficiency : | Not specified |

Price : 635.000 €

This beautiful Villa is located in a quiet village near Barban, surrounded by greenery with a beautiful panoramic view. 170m2 of fully equipped, elegantly and minimalistically decorated. When furnishing and decorating the Villa, every detail and top quality interior design were taken into account, which can be seen at every step.

On the ground floor there is an entrance hall that leads to a spacious living room with a fireplace and an open space dining room and a kitchen with large glass walls that lead to a covered terrace, a swimming pool with a sundeck and an incredible outdoor space:

a lawn of approximately 1,000m2 with an irrigation system, two outdoor wooden structures surrounded by greenery, the first elevated one decorated as an outdoor lounge created for enjoying a peaceful environment with a drink and a good book and the second near the pool can serve as a sundeck or a covered lounge for rest and relaxation and can be used as a jacuzzi and sauna area or as an outdoor storage room, definitely a space that offers countless possibilities.

There is also a guest toilet on the ground floor.

On the ground floor there is a separate room with its own entrance which is currently equipped as a fitness room and can be converted into a mini studio study room etc.

On the first floor there are two bedrooms (master bedroom has its own bathroom) with access to a terrace and a beautiful panoramic view and another room which is currently used as a laundry room. Each room has air conditioning and TV.

The villa is located on a spacious plot of 1998m2, completely fenced and landscaped.

This beautiful villa is an ideal investment in:

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- tourism (close to the sea and all tourist facilities and Pula airport)
- quiet family life (close to Barban and all facilities needed for everyday life)