







Code :	NAV2366
Location :	Moscenicka Draga
Building size :	219 m2
Lot size :	507 m2
Distance from sea :	600 m
Number of rooms :	4
Year of built :	2024
Heating :	heat pump
Energy efficiency :	processing

Price :	1.700.000 €

Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

Cozy new villa with pool, not far from the sea

Here we offer you a newly built villa near the sea and the town center.
The villa is built on a fully fenced plot of 507 m².
Abundant greenery, privacy, and tranquility contribute to a unique sense of comfort in the property. The villa consists of two floors: the ground floor and the first floor. Its gross floor area is 219 m², while the net living area is 162 m².
On the ground floor, there is: a hallway, a wardrobe, a laundry room, a boiler room, one bathroom, and an open living room with a kitchen and dining area.
The kitchen and living room offer direct access to the terrace, creating an ideal connection between the indoor and outdoor spaces, which practically blend into one.
Large glass walls provide plenty of natural light in the house.
The indoor staircase leads to the first floor, where there is: a hallway, four bedrooms, each with its own bathroom, and a covered terrace of 27 m² that offers space for rest and relaxation.
The villa is furnished with high-quality furniture and great taste.
The outdoor area features a swimming pool of 24 m², a sun terrace, and a summer kitchen with a barbecue.
All rooms are air-conditioned. The heating and cooling systems are separated. Underfloor heating is provided via a heat pump (Daikin). A 400-liter boiler supplies hot water.
An alarm system and a video intercom are installed.

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