

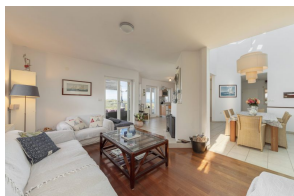
## The Coast – Modern vila with spectacular views

1.800.000 €



### Property details

Type:	House
Bedrooms:	4
Land included:	1.363
Size:	326
Region:	S. Primorska & Karst (e.g. Koper, Portorož, Sežana)
City:	Maliža
Built:	2004



## Description

This is a modern two-storey villa with four bedrooms located in beautiful and peaceful surroundings in Maliža overlooking Istria, The Italian & Slovenian coastline and even Triglav mountain.

The ground floor comprises of an open plan kitchen, dining and living area. The kitchen is fully equipped with all the appliances and a large kitchen island. Large dining area with beautiful skylights letting a lot of natural light in. Good sized living area with a large fireplace. Off the kitchen is a large utility room with a sink and a washing machine and a lot of storage areas. Also on this floor are a good size office, a large en-suite bedroom, a guest toilet and a garage. With access from the kitchen, there is a large panoramic terrace alongside the whole length of the house, with sitting area on one side and outside dining area on the other side, offering spectacular views of Croatian Istria, Italian city of Grado, Venice lights at night, and on a clear day, views of Nanos and Triglav mountains.

Bottom floor is built into a hill from one side. It comprises of a good size open plan living, kitchen and dining area. Large en-suite bedroom. A hallway with wardrobe, a bathroom and another bedroom. There is also a fitness room currently used as an additional bedroom with access to a storage room with a shower and all installations for a sauna. Also on this floor is a small workshop and an engineering room. Another large terrace alongside the whole length of the house, offering a lot of outside space for relaxing and BBQ and beautiful sea views.

Stairs lead down to another wooden decked terrace, a little tucked away, hidden in the shade, ideal for hot summer days. Sink and storage areas. Another flight of stairs down leads to the pool area, with a large pool of 4m x 8m and lots of space for relaxing and sunbathing.

The stairs from the pool area lead down to the meadow with fig and olive trees.

The living room, office and bedroom on top floor and two bedrooms downstairs are airconditioned. Underfloor heating in the bathrooms and upstairs kitchen & dining area. The villa is heated with a heat pump.

In front of the house is a paved yard that fits 3-4 cars.

The villa is located in a beautiful peaceful village, in a sunny location, overlooking the sea and the mountains in the background, offering peace and privacy.

All the infrastructure is located in Lucija nr Portorož that is 3 km away.

As a condition of purchase, the seller points out that the buyer must reimburse the seller a part of the property sale costs in the amount of 1,75% of the property purchase price + VAT.

