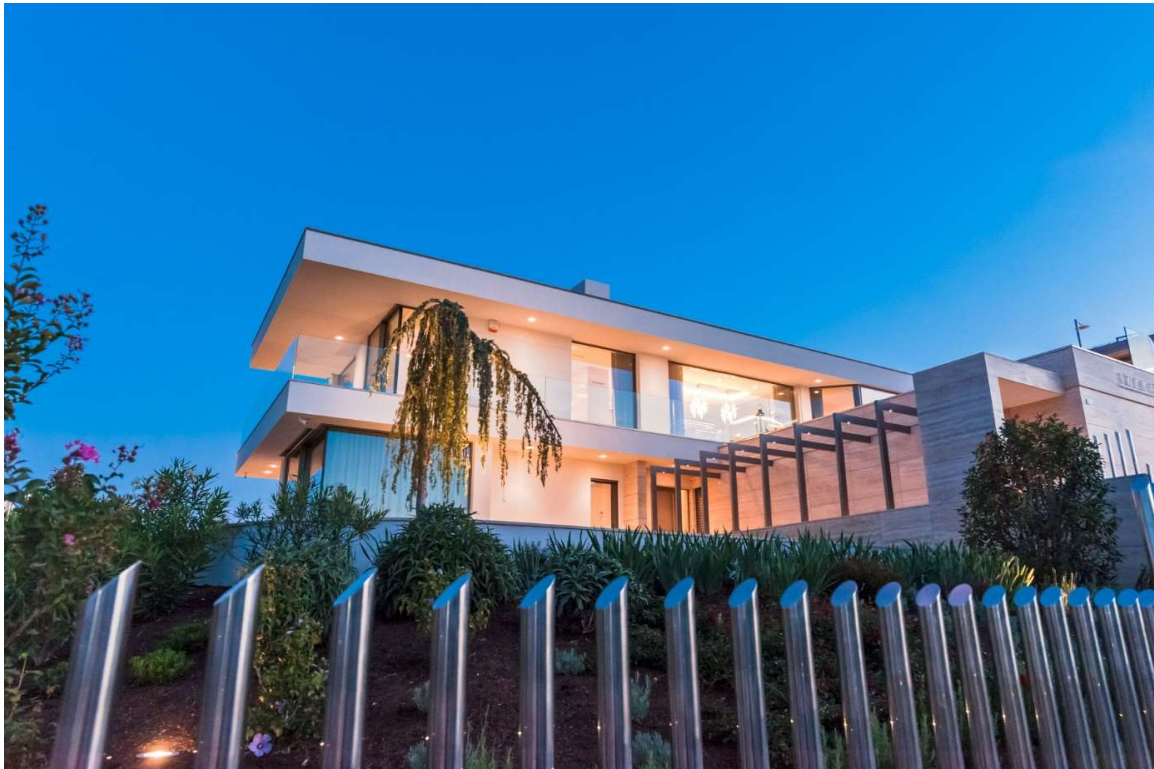


## LUXURY VILLA WITH A POOL AND LIFT ON THE SLOVENIAN COAST



**The modern villa, with a lift, built and custom furnished by famous architects and the finest contractors at the end of 2018, is situated in the most prestigious location in the delightful seaside town of Izola. Only the highest quality materials: marble, ceramics, and quartzite, were used in its construction.**

The villa is **extremely modern** and has been built with attention to the smallest detail. The glazing of the building consists of three layers, and the villa is heat-protected to the highest standards.



**The villa is completely furnished in a modern style.** The indoor kitchen is fitted with Miele appliances, while the outdoor kitchen boasts Siemens appliances.

**The wood-burning fireplace brings a special kind of comfort to the living room.** The outdoor kitchen features a barbecue, a gas stove, and a fireplace that can be used for baking on stone.



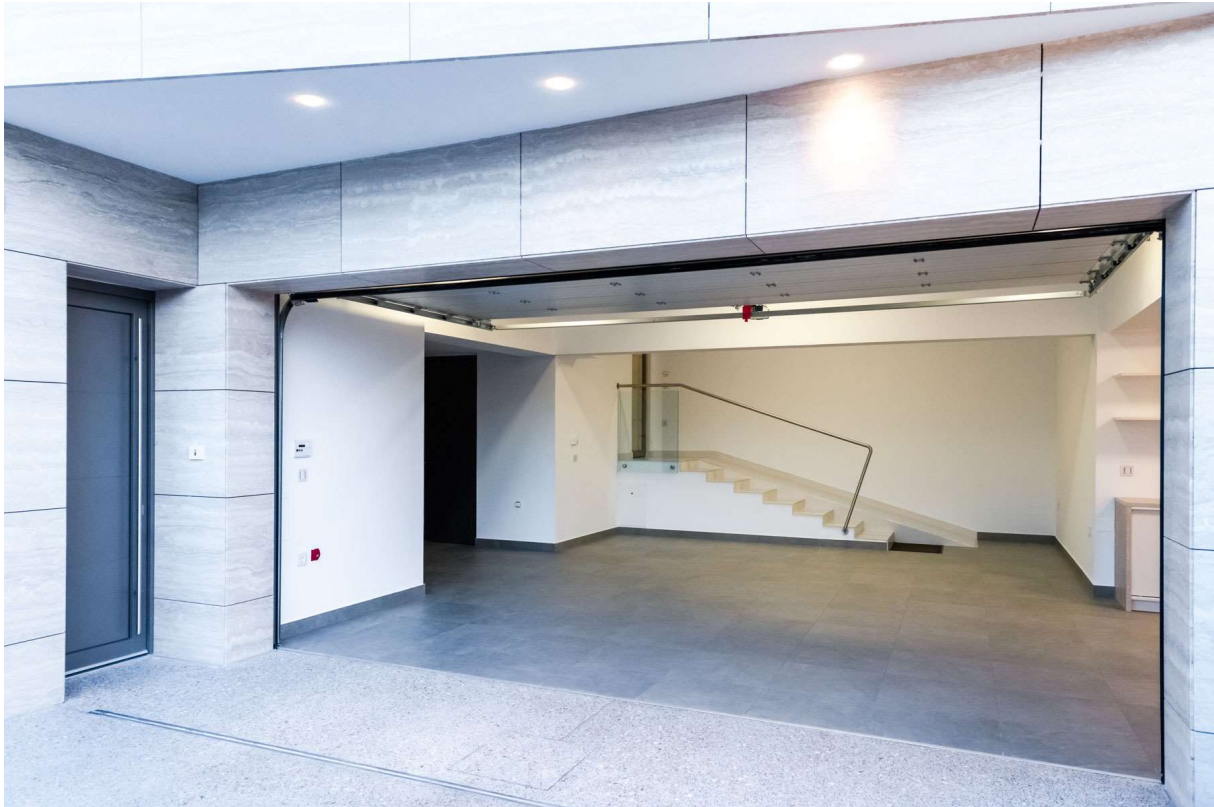
The villa has three bedrooms with en suite bathrooms. The main bedroom features two wardrobes and a bathroom with a shower, jacuzzi, and an infra-red and salt sauna. In the kitchen you will find a refrigerated area for storing various types of wine, Miele appliances, and a convenient pantry. **The terrace features a heated pool with salt water and counterflow technology with mounted shutters and a robot for cleaning.**



The building is fitted with heating, cooling and ventilation equipment (floor and ceiling), including three Daiken pumps. **The entire villa is equipped with luxurious lighting and state-of-the-art audio-video technology.** The garage has room for two cars + a garage for other modes of transport, and includes a connector for electric vehicles. There are also additional

parking spaces in front of the building. The villa is equipped with video surveillance and an alarm system that can be remotely controlled via a computer and mobile applications.

**The property comprises 240 m<sup>2</sup> of living space and 540 m<sup>2</sup> of usable space. The size of the plot measures 750 m<sup>2</sup> and includes a beautiful garden. The garden has an irrigation system and a silent robot lawn mower. The villa boasts a modern design tailored to the shape and size of the plot and makes for a luxurious and comfortable stay.**



**It is situated in a very peaceful location and offers a wonderful view of the sea, the bay, the cities of Izola and Trieste, the mountains, and the Alps.**

The property is move-in ready.

**Price upon request and/or offer. Serious buyers only.**

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**Energy class: B1 (15 - 25 kWh / m<sup>2</sup>a)**