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| Code : | 02766 |
| Location : | Bale |
| Building size : | 176.00 m2 |
| Plot size : | 503 m2 |
| Garden size : | 503 m2 |
| Distance from center : | 7000 m |
| Distance from see : | 10000 m |
| Number of floors : | 1 |
| Number of bedrooms : | 2 |
| Number of rooms : | 4 |
| Number of bathrooms : | 2 |
| Number of toilets : | 1 |
| Parking : | Yes |
| Energy efficiency : | being prepared |
| Year of construction : | 2025 |
| Swimming pool : | Yes |
| Sauna : | Yes |
| Air conditioning : | Yes |
| Underfloor heating : | Yes |
| Sat/Tv : | Yes |
| Alarm : | Yes |
| Građevinska : | Yes |
| Air conditioning : | Yes |
| Heat pump : | Yes |

Price : 880.000 €

In the surroundings of Bale, in a peaceful location, lies an elegant designer villa that combines modern architecture with traditional elements. It is set on a plot of 503 m², with a living area of 176 m² spread over two floors.

Upon entering the ground floor, you immediately feel the spaciousness and openness of the layout. The living room, kitchen and dining area are seamlessly connected into a harmonious whole, filled with natural light streaming through large glass walls overlooking the pool and garden. On this level there is also a wellness area with a Finnish sauna, a guest toilet, laundry room and technical room.

Upstairs, there are two comfortable bedrooms, each with its own bathroom and access to a terrace.

The villa is equipped to the highest standards – underfloor heating via heat pump, air conditioning in all rooms, a fireplace for a cozy winter atmosphere, a 37 m² heated swimming pool with salt electrolysis system, premium German aluminium joinery, video surveillance and alarm system.

It is being sold fully furnished, with carefully selected pieces that highlight the sophistication and elegance of the interior.



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This villa is the perfect choice for those seeking luxury, peace and privacy.

The price includes VAT.

NOTE: We are not responsible for any errors in property descriptions, but we strive to be as precise and accurate as possible. The property can only be viewed with a signed Brokerage Agreement, which serves as the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Real Estate Brokerage Act.