



Code :	NAF2146
Location :	Lovran
Building size :	120 m2
Lot size :	163 m2
Distance from sea :	2000 m
Number of rooms :	3
Year of built :	2022
Heating :	heat pump
Energy efficiency :	A+

Price :	699.550 €
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Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

Impressive newly built apartment with garden and pool in a dream location

On the hillside above the town of Lovran, these two fantastic real estate projects were built, each with 3 residential units between 97 - 120 m2 of living space. The two buildings blend in perfectly with the surroundings and combine a Mediterranean flair with modern architecture to create a perfect whole. High-quality equipment with floor-to-ceiling windows, Italian designer tiles and modern sanitary facilities leave nothing to be desired and transform your new home into your personal dream apartment with individual design options. Thanks to the excellent cooling technology and underfloor heating, you can use it all year round. A spacious garden with an infinity pool completes the feeling of relaxation. Each residential unit has open spaces in the form of balconies and/or terraces. The parking lot offers 2 parking spaces for each residential unit. All apartments have a very similar floor plan. Penthouse apartments in both buildings have already found a new owner, as well as a ground floor apartment. A special highlight of the apartments are additional private, green oases of peace, which are different in size for each apartment. The apartment that we would like to offer you is located in the basement, has 120 m2 of living space and a beautiful, Mediterranean-style private garden with 123 m2, which is directly accessible from the large terrace and the kitchen. A sophisticated staircase with a view of the sea leads to the apartments. Apartments consist of an open, light-flooded living-dining area, which offers a beautiful view of the sea through floor-to-ceiling windows. An open, generously divided kitchen borders the dining room. Two bedrooms offer a haven of peace, each with an attached bathroom with shower and toilet. An additional separate guest toilet completes the sanitary facilities. The hallway separates the living area from the sleeping area. The bedrooms are individually accessible from the hallway. Infinity pool large 10 x 5 m is for communal use. Internet optical cable, satellite TV. Video intercom (Tops 2&3). Windows: Schuco, external blinds: HELLA Heating/cooling: Viessmann air heat pump, underfloor heating, fan coiler. The town of Lovran is located in Croatia not far from Opatija and is located directly on the clean Kvarner Bay. Surrounded by the green slopes of Mount Ucka, this picturesque town perfectly encapsulates the Mediterranean

character. Lovran offers many more possibilities. Lovran is undoubtedly a culinary paradise for feasting on regional specialties from the sea, as well as chestnuts, asparagus and cherries. Distances by car: Vienna & Salzburg 4.5 hours, Graz 3 hours. International Airport Rijeka is 25 km away. Marina 5 km. A property for the aesthete!

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