



Code :	NAV2331
Location :	Lovran
Building size :	220 m2
Lot size :	1000 m2
Distance from sea :	1500 m
Number of rooms :	3
Year of built :	2024
Heating :	heat pump
Energy efficiency :	processing

Price :	1.450.000 €
---------	-------------

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

New construction - Family villa with swimming pool in a quiet location

We would like to introduce you to this rock-solid villa under construction and offer it for sale.

The location ensures a lot of privacy and peace.

A large garden and flexible room design offer enough space for the whole family, for home office, guests and hobbies.

This villa would also be ideal as an investment property.

The size of the property is approx. 1000 m2.

The living space of approx. 220 m2 is spread over two floors.

The villa has an open living-dining area with fireplace and panoramic windows. Large aluminum windows with a central roller shutter system offer the living area and rooms plenty of daylight. The view extends over the pool and garden to the sea.

There is also an en-suite bedroom and a guest toilet on the ground floor.

On the first floor there is a "family room" for versatile use, as well as two en-suite bedrooms.

On the upper floor there is a small balcony and on the roof the roof terrace, which offers a wonderful view of the sea and the city of Rijeka.

The outdoor area is decorated with an 3,5 x 9 m pool, sun terrace and BBQ.

Very high European standard.

Heating and cooling by means of a heat pump.

Parquet is laid in the bedrooms and high-quality ceramic tiles in the living rooms.

Underfloor heating throughout the house.

Garage and some parking spaces are secured.

Completion autumn/winter/2024

The villa is located between the quiet fishing village of Lovran (1.6 km), which has its origins in the 13th century, and the sophisticated Opatija (6.5 km), which with its Austrian charm from the imperial era is not called "the pearl of the Adriatic" for nothing. The two places are connected by a footpath along the sea, where you will find many bathing bays and cafes.

A footpath that can be reached from the garden gate takes you to Lovran and the sea in just 1.1 km.

Both places have many first-class restaurants, shops and wellness offers.

The nearest large supermarket is 1.6 km away.

A yacht harbor is only 3 km away.

MEDIA CONCEPT d.o.o.

Zvančiči 54 E, 51211 Matulji

Web: www.kroatien-exklusivimmobilien.com

Mail: info@media-concept.hr

Tel: +385 51 711 499 Mob: +385 91 22 31 194