







Code :	NAV2433
Location :	Lovran
Building size :	255 m2
Lot size :	734 m2
Distance from sea :	350 m
Number of rooms :	5
Year of built :	2025
Heating :	heat pump
Energy efficiency :	processing

Price :	1.390.000 €

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

Rarity! - Dreamlike villa in a prime residential area not far from the sea

We present to you a beautiful family villa with two residential units near the sea.
The villa is located at the end of a quiet cul-de-sac, in a very peaceful area. The distance to the sea and the Lungo Mare promenade is only about 350 m, while the town center is approximately 500 m away.
The landscaped plot of 590 m² is fully fenced and beautifully maintained. It features a spacious driveway and parking for up to 4 cars.
The villa consists of two completely separate residential units, each with its own entrance.
The ground-floor apartment includes:
– a hallway,
– two bedrooms, each with its own walk-in closet and bathroom,
– a study/guest bedroom,
– a guest toilet with shower,
– and an open-plan kitchen with dining and living area.
From the living room, you access a partially covered terrace that leads to the swimming pool and sunbathing area.
The first-floor apartment comprises:
– a hallway,
– one bedroom with walk-in closet and bathroom,
– a second bedroom with en-suite bathroom,
– and an open-concept kitchen, dining, and living area.
The terrace in front of the living room is also partially covered.
Both floors offer a beautiful, unobstructed sea view.
In the basement, there are two storage rooms housing the pool equipment and the boiler room.
This is a newly built villa with a modern design, constructed to the highest European standards.
It is equipped with separate heating and cooling systems (Daikin), underfloor heating via heat pump, and air conditioning – ensuring maximum energy efficiency and year-round comfort.
The infrastructure for solar panels has already been installed, allowing for

easy future solar system setup.
The villa's location is truly exceptional and unique.
It is ideal for family living or as a holiday home.
High-quality construction, unobstructed sea views, and proximity to the coastline make this property a true rarity in the Opatija area.

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