

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	13056
<b>Location :</b>	Lovran
<b>Building size :</b>	114 m2
<b>Garden size :</b>	0.00 m2
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2026

**Price :** 798.000 €

**EXCLUSIVE RESIDENCE WITH PANORAMIC SEA VIEWS – LOVRAN, OPATIJA RIVIERA**Situated in one of the most prestigious locations on the Opatija Riviera, where Mediterranean elegance meets complete peace and privacy, this exceptional residence represents a rare opportunity to experience luxury living at its finest.

Surrounded by lush greenery and overlooking the endless blue waters of the Kvarner Bay, the property offers what is most valuable today – a sense of exclusivity, privacy, and freedom, while remaining within close proximity to the sea, promenades, fine restaurants, and all amenities offered by the renowned Opatija Riviera.

Its contemporary architecture blends seamlessly with the natural surroundings, creating a harmonious balance between luxury and the Mediterranean environment. The residence consists of only three residential units, ensuring discretion, tranquility, and a high level of comfort for future owners.

The apartment extends over two floors and has been designed to meet the highest standards of modern living. The spacious open-plan living area combines the kitchen, dining room, and living room into an impressive space filled with natural light and breathtaking sea views. The upper floor features three elegant bedrooms that provide complete privacy and comfort.

Special attention has been devoted to construction quality and details. Premium materials, underfloor heating throughout,

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modern air-conditioning systems, and carefully planned functionality ensure an exceptional standard of living throughout the year.

This property is more than just a home - it represents a lifestyle and a long-term investment value in one of the most desirable locations on the Croatian coast. It is intended for buyers seeking more than square meters; for those who appreciate a prime location, outstanding architecture, privacy, and a unique view that truly takes your breath away.

The apartment is sold on a "turnkey" basis, without furniture.

VAT is included in the purchase price, and the buyer is exempt from paying real estate transfer tax.