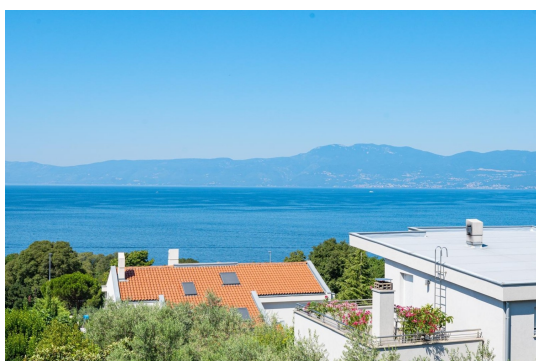
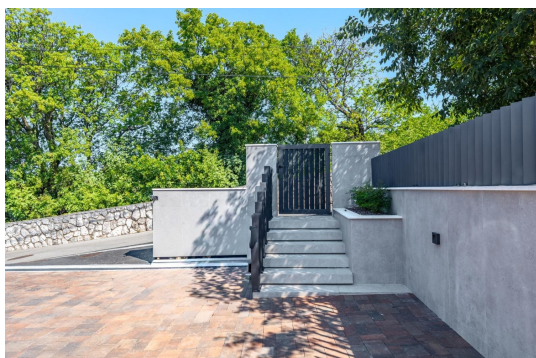
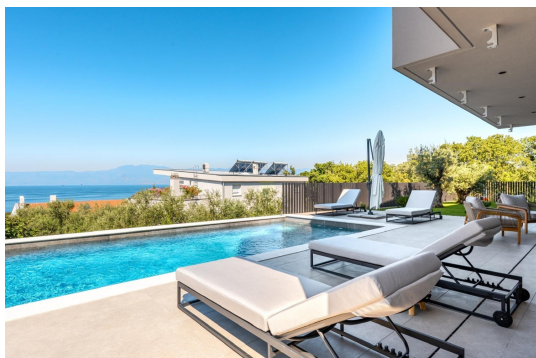


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Code :	15528
Location :	Kostrena
Building size :	201 m2
Garden size :	0.00 m2
Distance from sea :	100 m
Floor :	Ground floor
Number of floors :	1
Number of bedrooms :	4
Number of rooms :	5
Number of toilets :	4
Seaview :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified
Year of construction :	2026

Price : 100 €

GROUND FLOOR LUXURY RESIDENCE WITH PRIVATE POOL AND PANORAMIC VIEWS OF THE KVARNER BAY

Located in one of the most desirable areas of the Kvarner region, this exclusive ground floor residence represents a perfect blend of contemporary architecture, cutting-edge technology and Mediterranean lifestyle.

This unique property offers approximately 200 m² of living space and provides complete privacy, a private entrance, landscaped gardens, a heated swimming pool and unobstructed panoramic views of the Kvarner Bay.

The residence features:

four spacious bedrooms with en-suite bathrooms,

an additional guest toilet,

a spacious open-plan living room, dining area and kitchen,

a private gym,

a utility room and technical room,

large glass walls and spacious terraces that create a seamless connection between indoor and outdoor living.

Special attention has been given to privacy and comfort, allowing this property to provide the feeling of living in an independent luxury villa.

The property has been built according to the highest standards of modern construction, safety and energy efficiency, including:

premium reinforced concrete construction,

earthquake-resistant construction according to the highest

European EC8 standards,

suspended ceilings with additional insulation,

a double flat roof with approximately 50 cm of insulation,

a thermal facade with 15 cm insulation and 20 cm insulation on

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the northern side with additional natural travertine cladding,
A+ energy certificate,
low-energy building standards,
high-speed fibre-optic internet.

The residence incorporates premium international brands and top-quality equipment throughout the property.

Particular value is added by the impressive private landscaped garden designed in a Mediterranean style with mature olive trees, Brač stone elements and an automatic irrigation system.

At the heart of the outdoor area is a heated and cooled swimming pool of approximately 52 m² (11 x 4.7 m), equipped with hydromassage jets, an electrolysis system, automatic pH regulation and fully automated water quality management.

The residence includes approximately 60 m² of private parking space with its own 22 kW superfast electric vehicle charger, as well as an additional approximately 50 m² of shared areas.

Covered parking for up to three vehicles can be provided upon the buyer's request and is included in the price.

The architecture and interior design follow the philosophy of "quiet luxury" — timeless elegance, natural materials, clean lines and complete privacy create a unique Mediterranean living experience.

The property is integrated with advanced smart home systems, including management of shading systems, security features and complete home automation.

The ground floor residence is sold fully furnished and equipped with designer furniture and premium appliances.

The occupancy permit procedure is currently underway, after which the property will be divided into separate ownership units.

This property represents a rare opportunity for buyers seeking exceptional construction quality, complete privacy and a luxurious Mediterranean lifestyle with a private swimming pool and spectacular views across the entire Kvarner Bay.