

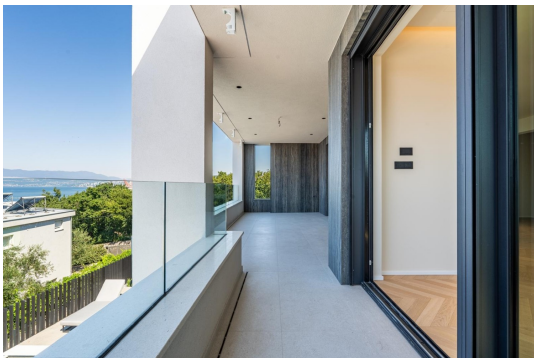
## ISTRIA ADRIA

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|                               |               |
|-------------------------------|---------------|
| <b>Code :</b>                 | 15529         |
| <b>Location :</b>             | Kostrena      |
| <b>Building size :</b>        | 201 m2        |
| <b>Garden size :</b>          | 0.00 m2       |
| <b>Distance from sea :</b>    | 100 m         |
| <b>Floor :</b>                | 1             |
| <b>Number of floors :</b>     | 1             |
| <b>Number of bedrooms :</b>   | 3             |
| <b>Number of rooms :</b>      | 4             |
| <b>Number of toilets :</b>    | 1             |
| <b>Seaview :</b>              | Yes           |
| <b>Air conditioning :</b>     | Yes           |
| <b>Energy efficiency :</b>    | Not specified |
| <b>Year of construction :</b> | 2025          |

Price : 1.500.000 €

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

The property is situated on a 960 m<sup>2</sup> plot and consists of two completely independent luxury residences, each offering approximately 200 m<sup>2</sup> of living space, with private entrances, swimming pools, outdoor areas, and unobstructed panoramic views of the Kvarner Bay.

Each residence features:

- four spacious bedrooms with en-suite bathrooms,
- an additional guest toilet,
- an open-plan living room, dining area and kitchen,
- a private gym,
- a utility room and technical room,
- large glass walls and spacious terraces that seamlessly connect indoor and outdoor living.

A strong emphasis has been placed on privacy, allowing each unit to function as a completely independent villa with its own entrance, infrastructure and chimney system.

The property has been built according to the highest standards of modern construction, safety and energy efficiency, including: reinforced concrete structure of the highest quality, earthquake-resistant construction built 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, while the northern side features 20 cm insulation with an additional natural travertine cladding,

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A+ energy certificate,  
low-energy building standards,  
high-speed optical internet connection.

Premium international brands and top-class equipment have been carefully selected and integrated throughout the property to meet the highest standards of contemporary luxury living.

The landscaped and fully enclosed outdoor area is enriched with traditional Mediterranean plants, mature olive trees and details crafted from Brač stone. Each residence features a heated and cooled swimming pool of approximately 52 m<sup>2</sup>, equipped with hydromassage jets, automatic pH regulation, electrolysis and a fully automated water management system.

Automatic irrigation ensures easy maintenance of the landscaped gardens throughout the year.

Each residence includes approximately 60 m<sup>2</sup> of private parking space with its own 22 kW superfast electric vehicle charger, in addition to approximately 50 m<sup>2</sup> 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, clean lines, natural materials 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.