

## ISTRIA ADRIA

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<b>Code :</b>	08838
<b>Location :</b>	Lovran
<b>Building size :</b>	116 m2
<b>Lot size :</b>	57 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from sea :</b>	300 m
<b>Floor :</b>	Ground floor
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Seaview :</b>	Yes
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2025

Price : 619.500 €

### LOVRAN, NEWLY BUILT RESIDENTIAL VILLA WITH SEA VIEW!!!

Lovran is a beautiful coastal town, only 7 km from Opatija and connected by a beautiful promenade along the sea, with a Mediterranean climate and extremely mild winters.

The microlocation offers future residents a beautiful sea view and since it is located at the end of a dead end street, it is also away from traffic noise.

The villa was built to the highest standards - Schuko exterior joinery, security doors, an alarm system, ceramics and parquet are first class. Heating and cooling are arranged via heat pumps. Construction is scheduled for completion in the fall of 2025.

#### Apartment description:

- living room, kitchen and dining room in open space,
- two bedrooms, each with its own bathroom and additional toilet
- total area 64.75 m2 with a covered terrace of 22 m2
- garden terrace of 57 m2, and garden of 37.84 m2
- garage and outdoor parking space
- storage room

Please feel free to contact us for all other information