

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	08921
Location :	Kostrena
Building size :	240 m ²
Garden size :	0.00 m ²
Distance from sea :	200 m
Floor :	n/a
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Number of toilets :	2
Seaview :	Yes
Garage :	Yes
Basement :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified
Year of construction :	2024

Price : 1.350.000 €

Exclusive New Build - Three-Story Apartment in a Semi-Detached House in Kostrena with Panoramic Sea Views

Located in an excellent position, just 200 meters from the Adriatic Sea, this luxurious three-story apartment in a semi-detached house impresses with its modern design, spacious interior, high-quality construction, and carefully crafted details.

Three-Story Layout:

Basement (75.40 m²):

- Garage for two vehicles
- Tavern with a chimney
- Technical/utility room
- Private elevator connecting all floors

Ground Floor (74.22 m²):

- Open-space kitchen, living room, and dining area
- Fireplace and access to a large terrace
- Overflow swimming pool
- Outdoor kitchen
- Entry hall with wardrobe and two modern bathrooms

First Floor (90.47 m²):

- Three bedrooms, each with an en-suite bathroom
- Two balconies with stunning sea views

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Outdoor Area:

-Outdoor parking

-Terraces with panoramic views

-Relaxation area with a pool, bioclimatic pergola, and LeRock summer kitchen

Technical Features and Equipment

-Heating and Cooling: Daikin underfloor heating with a heat pump, Daikin concealed ceiling air conditioning

-Windows and Doors: High-quality ALU joinery

-Security: Reinforced front door

-Additional Features: High ceilings and a private elevator connecting all floors

Location and Highlights

The proximity to the sea, panoramic views, and top-notch construction make this property perfect as a family home, holiday retreat, or investment. The spacious interior and luxurious outdoor amenities ensure maximum comfort and enjoyment in every moment.

Move-in Date: June 2025

For more information and to arrange a viewing, feel free to contact us.