

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	09448
Location :	Kostrena
Building size :	201 m ²
Garden size :	0.00 m ²
Distance from sea :	100 m
Floor :	Ground floor
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	4
Number of toilets :	1
Seaview :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : price on request €

Luxury Apartment with Private Pool, Smart Home System & Separate Entrance - Kostrena, 100 m from the Sea

Located in a quiet and exclusive part of Kostrena, just 100 meters from the sea, this outstanding ground-floor apartment is a perfect blend of premium design, complete privacy, and smart technology. One of its key features is the private fenced garden with a swimming pool, ideal for relaxation, gatherings, and enjoying the Mediterranean lifestyle.

The apartment has a total area of 201 m², as per the building permit, of which 164 m² is interior living space, with the remainder including covered terraces, external storage, and a landscaped yard. It also includes three covered parking spaces, equipped with an EV charging station connected to rooftop solar panels. The private, gated entrance enhances the sense of exclusivity and security.

Thoughtfully designed layout includes:

Spacious living room with kitchen and dining area, connected to a covered terrace, garden, and pool

Four bedrooms, each with its own en-suite bathroom, including a master bedroom with walk-in wardrobe and luxurious en-suite Guest WC, utility room, separate wardrobe, and external storage area

High-end materials and technical features throughout:

Shuco aluminum joinery with motorized smart shutters
Multisplit heating and cooling system

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071

Solar panels for hot water and electricity production

Smart home system compatible with Apple HomeKit

Optical internet

STO facade with 15 cm insulation (20 cm on the north side) and natural travertine cladding

Designer ceramics, lighting, sanitary ware, and parquet flooring

The private garden with its own pool offers a sense of true luxury

- a place of serenity for daily life or a perfect getaway.