

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	09449
Location :	Kostrena
Building size :	201 m ²
Garden size :	0.00 m ²
Distance from sea :	100 m
Floor :	1
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 100 m from the Sea with Private Entrance, Garden and Smart Home System – Kostrena

Located in one of the most desirable spots on the Adriatic, just 100 meters from the sea in the heart of Kostrena, this elegant apartment in a newly built urban villa offers a rare combination of luxury, privacy, and modern technology.

The property spans 201 m² (according to the building permit), including 164 m² of interior living space and approx. 150 m² of private garden with 3 covered parking spaces, equipped with an EV charger connected to solar panels.

The apartment features a spacious open-plan living room with kitchen and dining area, three bedrooms, each with its own en-suite bathroom, plus a guest WC and a private gym with its own bathroom – a total of four bathrooms and one WC. The master bedroom includes a walk-in wardrobe and a large en-suite bathroom with natural light.

Highlights include:

Aluminum joinery by Shuco with smart-controlled shutters

Multisplit heating and cooling system

Solar panels for electricity and water heating

Smart home system connected to Apple HomeKit

Optical internet

Electric gate with remote control

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

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Designer-grade ceramics, lighting, sanitary ware and parquet floors

Located in a peaceful setting but within walking distance of all key amenities: beaches, marina, promenade, shops, school, and kindergarten. The perfect blend of seaside privacy and urban comfort.

Ownership is clean, and the apartment is ready to move in. Financing via mortgage possible.