

**EURO PARTNER**

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<b>Code :</b>	00124
<b>Location :</b>	Lupoglav
<b>Building area :</b>	155 m2
<b>Land area :</b>	360 m2
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	3
<b>Distance from the center :</b>	6 km
<b>Distance from the sea :</b>	30 km

**Price : 349.000 €**

**BUILDING**

<b>Number of rooms :</b>	3
<b>Number of floors :</b>	1
<b>Energy class :</b>	B
<b>Year of construction :</b>	2018
<b>Year of renovation :</b>	2018
<b>Condition :</b>	Newly built

**AMENITIES**

<b>Number of parking spaces :</b>	2
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**HEATING & COOLING**

<b>Air conditioning :</b>	Yes
<b>Fireplace :</b>	Yes

**INFRASTRUCTURE**

<b>Electricity :</b>	Yes
<b>Water :</b>	Yes
<b>Sewerage :</b>	Yes

**DOCUMENTATION**

<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes

The house has a total of 155 m2 and is spread over two floors and was completely renovated in 2018. It is a combination of a renovated old stone house and an additionally built new part of the house. On the ground floor there is a beautifully decorated living room, which is separated in the stone part of the house (the old part of the house), with an open fireplace for wood heating in winter. In the extension of the house (new part) there is a large and spacious dining room of 70 m2 with kitchen and bar and exit to the terrace with swimming pool. The kitchen has all the necessary appliances (oven, dishwasher, 4 glass ceramic hobs, microwave oven, freezer, refrigerator, electric coffee machine). On the 1st floor there are 2 large bedrooms, each with its own bathroom and air conditioning.



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The covered terrace has approx. 35 m<sup>2</sup>, pool 25 m<sup>2</sup>, and on the terrace next to the pool there is an shower and barbecue.

The house is located in the Učka Nature Park, which gives a special charm to the house and the nature around it and is located not far from the small town of Lupoglav.

Due to the proximity of the highway, there is a very good connection with the Opatija Riviera (25-30 km), as well as with the beautiful central Istria.