

## EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

e-mail: office@europartner.hr

web: europartner.hr

info: +385 98 923 6402



<b>Code :</b>	00035
<b>Location :</b>	Lovran
<b>Building area :</b>	450 m2
<b>Land area :</b>	660 m2
<b>Number of toilets :</b>	1
<b>Distance from the center :</b>	2 km
<b>Distance from the sea :</b>	2 km

**Price : 2.300.000 €**

### BUILDING

<b>Number of rooms :</b>	5
<b>Number of floors :</b>	2
<b>Energy class :</b>	in preparation
<b>Condition :</b>	Newly built

### AMENITIES

<b>Sea view :</b>	Yes
<b>Balcony :</b>	Yes
<b>Number of parking spaces :</b>	4
<b>Pool :</b>	Yes
<b>Sauna :</b>	Yes

### INFRASTRUCTURE

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

### DOCUMENTATION

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

On the Opatija riviera, on the slopes of Učka lies this unique luxury villa. The villa is surrounded by greenery and from every corner of the house offers a beautiful open sea view and Kvarner Bay.

Equipped with top-of-the-range furniture, appliances, solar heating and cooling system and alarm system. It consists of three floors. On the top floor there is a large bedroom with a beautiful sea view, bathroom with tub and shower, toilet, luxury lounge with separate work area and another room with bathroom. In the middle of the house is a spacious kitchen with dining room, living room, toilet and large terrace out of all rooms with swimming pool and sunbathing area. Next to the pool is a cottage with a sauna and a space for garden furniture and tools. On the ground floor there are 2 bedrooms, bathroom, toilet, storeroom and boiler room.

High-quality materials were used during construction. The house has a lot of glass rocks so that all rooms provide a fantastic view.

The house is on sale as fully furnished.



**EURO PARTNER**

Istarskog razvoda 1, 52440 Poreč

e-mail: [office@europartner.hr](mailto:office@europartner.hr)

web: [europartner.hr](http://europartner.hr)

info: +385 98 923 6402

---

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.