

## EURO PARTNER

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<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.