



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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<b>Code :</b>	01795
<b>Location :</b>	Lovran
<b>Building size :</b>	230 m2
<b>Lot size :</b>	907 m2
<b>Distance from center :</b>	800 m
<b>Distance from sea :</b>	800 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Central heating :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified

**Price :** 1.700.000 €

Rijeka, Opatija - 800m from the sea

This modern villa with a total area of

over 230m2 with a unique 180° view of the entire Kvarner Bay and its beautiful islands is located in a quiet location not far from beautiful Opatija.

Except for the view that leaves even the most demanding buyers breathless, the villa is richly equipped and provides perfect comfort during the summer season and also during the rest of the year.

On the ground floor, we have an open living area from which an open view of the sea and untouched nature extends from all rooms. In addition to the living room, kitchen and dining room, on this floor we have a bedroom with its own bathroom and an equally good view. The living room also opens onto a fantastic terrace where there is a 10x3.5m overflow pool with a summer kitchen and an additional toilet.

An elegant internal staircase leads to the floor where there are 3 spacious bedrooms with their own terraces and a view that truly leaves you breathless, as well as the attached bathrooms.



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The villa itself is built to an extremely high quality (aluminum carpentry with three-layer glass, underfloor heating with a heat pump, air conditioning in all rooms, 1st class ceramics...).

Parking in the driveway is enough for even 4-5 cars.

On the lower side of the house, it is possible to build an additional building of 50m<sup>2</sup> that can serve as a tavern or wellness area.

The villa is in the final phase of the works and it is possible to come and see it.

The dream location and the breathtaking ambiance make this villa a unique offer on the market and a rare opportunity for truly hedonistic enjoyment.