



**Lovran, Opatija, villa with pool,  
 garden, on unique location**

*Croatia, Kvarner*

<b>Price:</b>	<b>€ 2 400 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2017
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Land area</b>	3442 m2
<b>Area</b>	343 m2
<b>Category</b>	For sale



This unique villa is located on the beautiful hills above Lovran in Dobreć, 4 km from the center of Lovran and 5,5 km from Opatija. Only 10 minutes driving to the beach. The villa is located on a beautiful fenced plot with a magnificent view of the entire Kvarner.

On the spacious grounds there is the main house and additional buildings belonging to the property: summer kitchen (equipped), garage for two cars, wine cellar, wooden tool shed

Pool 60m2, overflow with electrolysis system for water purification and water PH regulation. The entire garden is surrounded by a metal fence plus a high hedge of photinia and cherry laurel, complete protection from the view from the road and neighbors. Olive trees, an orchard and a vineyard are planted in the garden

The main economic facility contains; three bedrooms on the first floor, each with a toilet and a bathroom, the master bedroom has a walk-in wardrobe. On the ground floor, entrance hall, staircase, guest toilet, kitchen, pantry, laundry room, living room with fireplace, dining room and kitchen equipped with Italian furniture and Miele appliances, two terraces on the first floor and two on the ground floor, all facing the sea

- Video surveillance of the house and the interior of the house
- Floor heating and cooling, heat pump, solar panels
- Irrigation of the garden with the Rainbird system
- Schuco aluminum joinery

Other information on request.



ID: HR-191-124531  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37129642499

**Contacts:**

**Alina Merca**

**GSM:** + 37129642499

(Viber, WatsApp)

**E-mail:** alina@mgroup.lv