

Villa

Lovran, Kvarner



Ref	RE-U-29871
Type	Villa
Region	Kvarner > Opatija
Location	Lovran
Front line	No
Sea view	Yes
Floorspace	250 sqm
Plot size	900 sqm
No. of bathrooms	4
Price	€ 1 700 000

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Luxury new built villa with swimming pool and panoramic view in Lovran, Opatija!

Total area is 250 sq.m. Land plot is 900 sq.m.

The core gem of the villa is a terrace with a ten-meter infinity pool, a fire pit and a summer kitchen on the tastefully decorated garden. On the same level we have a spacious open space salon with a kitchen, dining room and living room and one guest bedroom with bathroom.

There are three more bedrooms on the first floor. Of course, each of the bedrooms has its own bathroom and a balcony with an open panoramic Adriatic sea view.

The villa is well-built and luxuriously equipped, and all built-in materials, floor and wall coverings are of the highest standards: facade stone wool 10+ cm thick, underfloor heating with heat pumps, top quality aluminum carpentry.

This unique property on the Opatija Riviera raises the definition of luxury to an even higher level.

The villa is in the final stage of furnishing, which gives the new owner the opportunity to arrange it according to his taste.

It is ideal for a luxurious family life, but it is also suitable as an investment in the form of elite tourism. The house is south-oriented with a magnificent panoramic view of the entire Kvarner Bay and the islands! It is possible to build an auxiliary building (tavern, gym, etc.) with an area of up to 50 m² on the garden plot. We are glad that you are interested in the properties in our offer.

For further information, feel free to contact us. Lovran is a city with a long and rich past with a hundred-year tradition in tourism. It got its name from the laurel (*Laurus nobilis*), which grows abundantly in the evergreen groves in the town and its surroundings. Lovran has a rich historical heritage, centuries-old tourist tradition, preserved nature and built infrastructure, which enables tourism to take off again with sustainable development and compliance with all ecological standards.

A healthy climate, lush Mediterranean vegetation and a favorable geographical location enabled the strong development of tourism. Along with Opatija, Lovran is the most important place on the famous Riviera.

Close to travel from Slovenia, Austria, Slovakia, Poland.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
6800 €

Average price/m² of this type
in this region:
5739 €

Median price/m² of this type
in this region:
4267 €

Average price/m² of this type
in Croatia:
4353 €

Median price/m² of this type
in Croatia:
3865 €

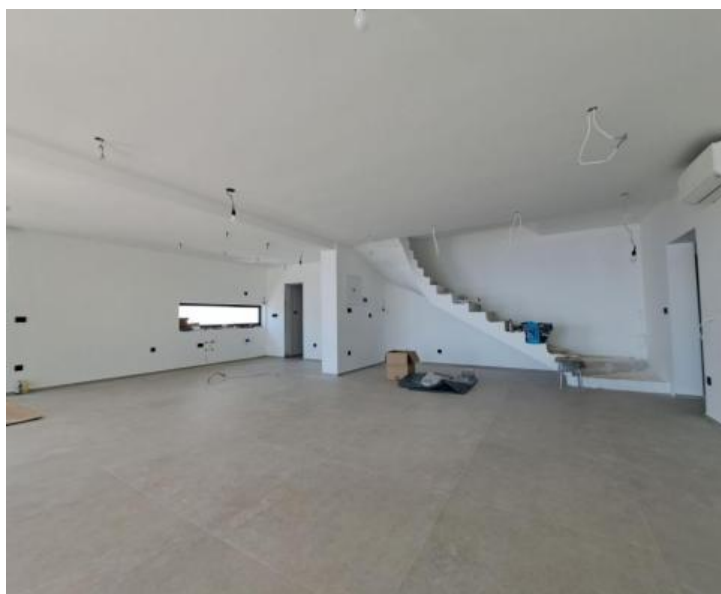
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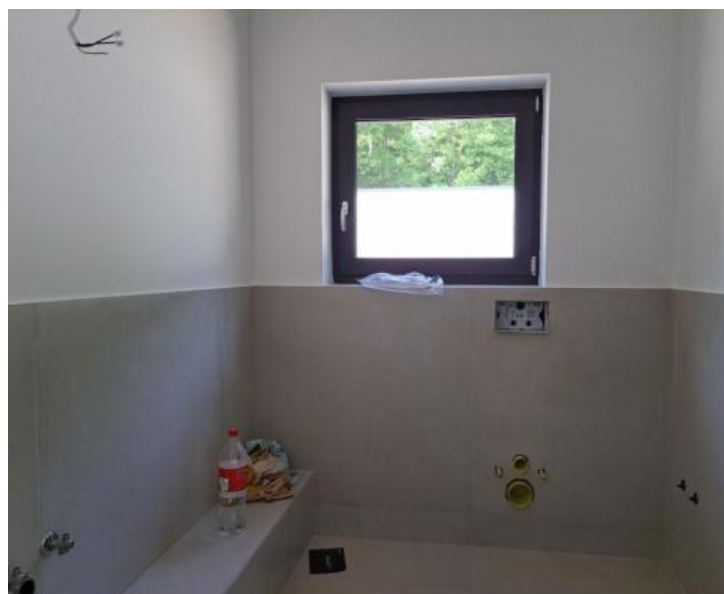
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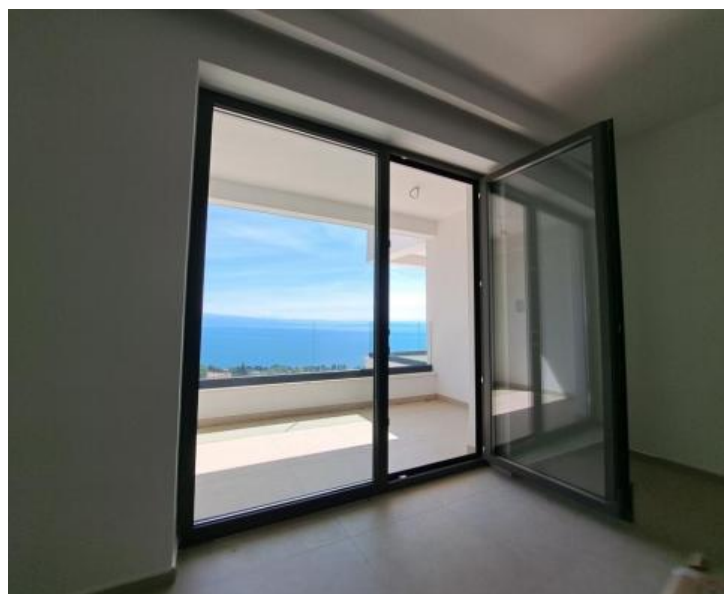
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