

Villa

Lovran, Kvarner



Ref	RE-U-31682
Type	Villa
Region	Kvarner › Opatija
Location	Lovran
Front line	No
Sea view	Yes
Floorspace	230 sqm
Plot size	930 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 1 475 000

New villa in Lovran under construction!

Villa of 230 m² with a panoramic view of the sea and a swimming pool + landscaped garden 930 m²!!!

Description of the villa:

Living area: ca. 230 square meters (2,475 square meters)

Land plot size: 933 m² / 10,040 m²

3 bedrooms, 3.5 bathrooms

Open kitchen / dining room

Living room with fireplace and panoramic windows

Family room with large balcony

Grill with a covered dining area

Heated swimming pool

Carport for 3 cars

Ready to move in: summer-autumn 2024.

The villa is accessed via a private driveway. Below the villa, which is located on a slope, there is a wood that provides plenty of peace and privacy.

The spacious garden and flexible room layout offer enough space for the whole family, home office, guests and hobbies.

The villa is also suitable as a holiday rental investment property.

The living room on the ground floor has a view of the swimming pool and the sea. Between the living room and the spacious open kitchen with dining area, there is an open fireplace that is visible on both sides.

Also on the ground floor there is a guest bathroom that serves as a laundry room, as well as a room that can be arranged as a sauna or wine cellar (no windows).

From the bedroom as well as the bathroom on the ground floor you have a beautiful view of the sea.

On the first floor there is a garage with a freight elevator to the kitchen and the main entrance that opens into a large family room with panoramic views and a gable roof. It is designed as a multi-purpose family space and can be used as a home office, gym, games room etc. Or simply to enjoy the magnificent bird's eye view.

If you want to climb even higher, you can reach the roof terrace via the external staircase next to the garage. From here you can admire spectacular sunrises or count shooting stars.

But let's go back home. Upstairs there are two more bedrooms, each with a bathroom. One of them has a full view of the sea and a balcony. The second room has a separate entrance and a terrace that overlooks the garden. The kitchenette can be used from this apartment as well as from the family room.

There is enough space behind the house for additional cars, bicycles or even a small boat.

In front of the house there is a heated swimming pool, a spacious terrace, a large garden, as well as a barbecue area with a covered seating area.

The villa is expected to be habitable in the spring of 2024.

There is still the option of choosing floor coverings and wall colors.

The villa is located on the Opatija Riviera between the picturesque fishing towns of Ika and Lovran. The villa is 800 meters from the sea. Ika and Lovran are approximately 1.6 km (1 mile) by car or 1.1 km (0.68 miles) by footpath from the garden gate. Distance from ACI Marina Ičići is 3.2 km (2 miles).

In Lovran there is a large supermarket and several smaller shops and markets with fresh vegetables, meat and fish. Lovran offers a large selection of restaurants. Along the coastal path there are small cafes on the beach and various coves that invite you to swim.

The luxury hotel Ikador is located in Ika and welcomes daily guests in its exclusive Spa center.

The climate is very pleasant throughout the year. The Opatija Riviera has been valued as a spa destination since the time of Austria-Hungary.

LOVRAN:

Lovran is a city with a long and rich past with a hundred-year tradition in tourism. It was named after the laurel (*laurus nobilis*) which grows abundantly in the evergreen groves in the town and its surroundings.

Lovran is located on the eastern coast of Istria in the Kvarner Gulf. It is located at the foot of the greenest and most vegetated mountain on the Adriatic - Učka.

It is 19 km from our largest port Rijeka, 14 km from the railway station in Matulji, and 80 km from the airport in Pula. It is surrounded by high mountains in the north and west (Učka 1396 m, Snježnik 1605 m, Risnjak 1528 m), and on the sea side by islands (Krk, Cres), and its position is exceptionally protected from the winds. In the winter months, the most common wind is the bora, which blows from the north and brings clear and cold weather. Jugo brings rain and high humidity, and in the summer months the mistral brings freshness from the open sea, mitigating the heat and humidity.

Lovran has preserved its historical core of the medieval urban concept. The old town was surrounded by a defensive wall and bastions on the foundations and walls of which houses were built over time.

The courtyards of the Old Town are the charm and specialty of Mediterranean urban architecture. Behind the stone portal, the facades of the neighboring houses can be seen, decorated with staircases, porches and skodas, and in the middle of the courtyard rises the stone mouth of the cistern.

In the 21st century, Lovran has a rich historical heritage, a centuries-old tourist tradition, preserved nature, built infrastructure, all of which enables the resurgence of tourism with sustainable development and compliance with all ecological standards.

The good climate, lush Mediterranean vegetation and favorable geographical position enabled the strong development of tourism at the turn of the 19th and 20th centuries. Since that time, Lovran has been, along

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with Opatija, the most important place on the famous Riviera. Several villas built at that time are included in the world architectural heritage.

The climate is Mediterranean with continental elements. Average winter temperature.

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:
6413 €

Average price/m² of this type
in this region:
5779 €

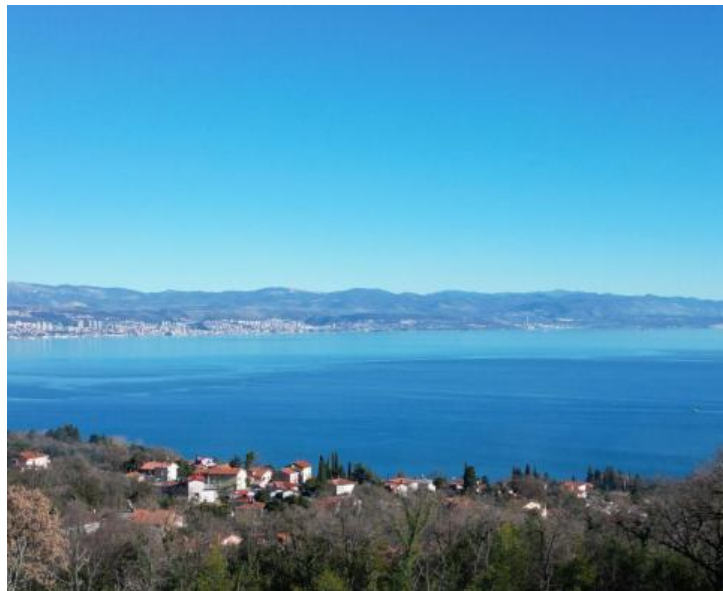
Median price/m² of this type
in this region:
4333 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3846 €

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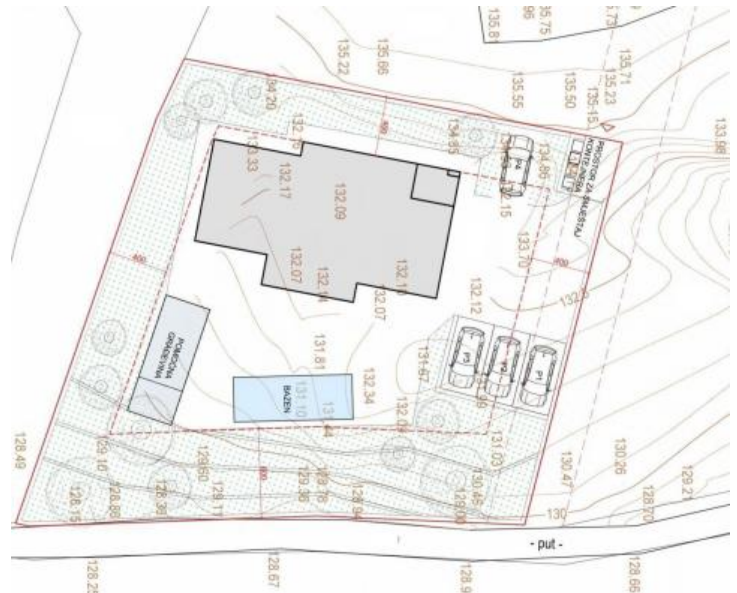
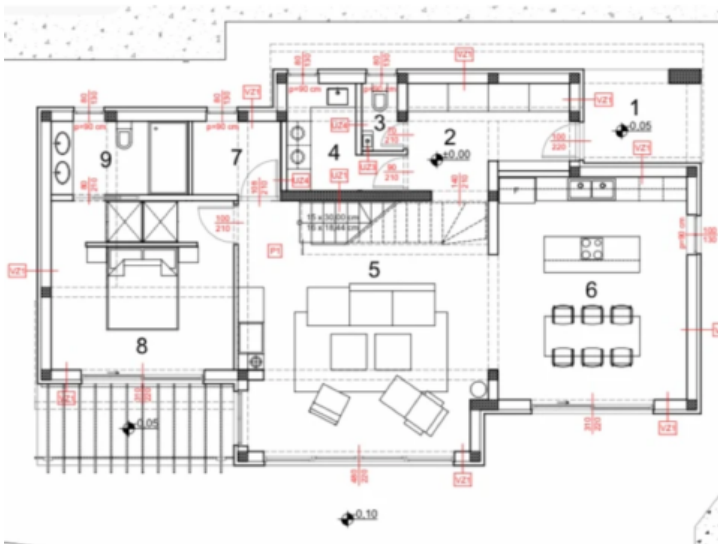
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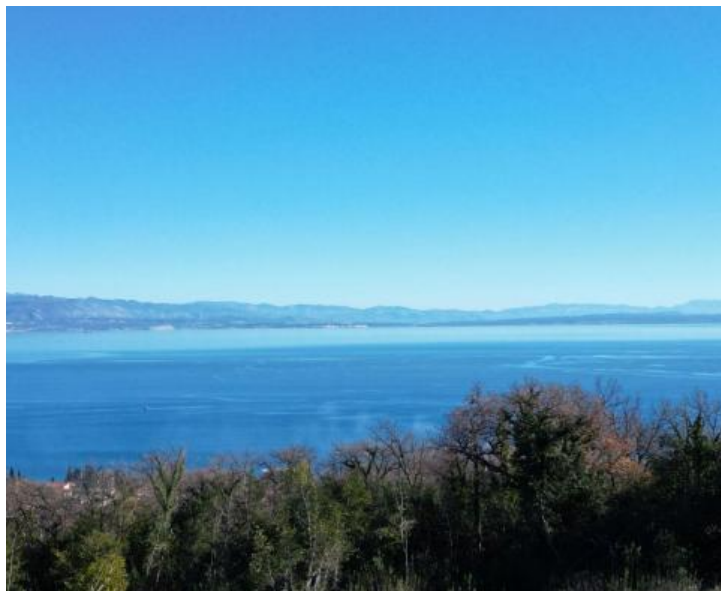
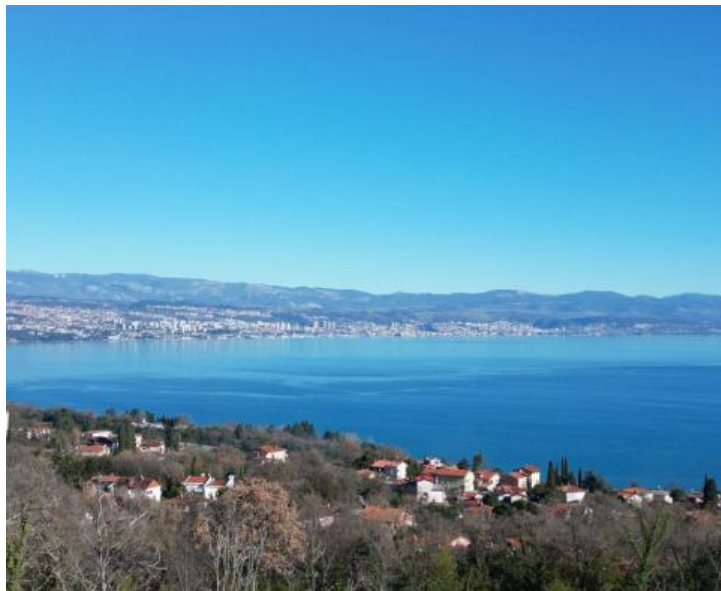
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