

Villa

Oprić, Opatija, Kvarner



Ref	RE-U-32229
Type	Villa
Region	Kvarner > Opatija
Location	Oprić, Opatija
Front line	No
Sea view	Yes
Distance to sea	1500 m
Floorspace	280 sqm
Plot size	627 sqm

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No. of bedrooms	6
No. of bathrooms	3
Price	€ 650 000

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Beautiful rustic house with pool in Lovran, mere 1,5 km from the sea!

We are facilitating the sale of a beautiful house with two residential units in a picturesque location above Lovran. This recently constructed house incorporates distinctive elements of historical villas, making it a unique property.

The two-story apartment, spanning 180 m², features 3 bedrooms, a study, 2 bathrooms, an additional toilet, a living room with a fireplace, and a kitchen with a dining area. There is also the potential to separate a studio apartment.

The apartment of 70 sq.m. includes a living room with a kitchen and dining area, a bedroom, and a bathroom. The house is equipped with video surveillance and a central heating system that uses a wood/electricity combination, with gas heating installations already in place.

The garden boasts a swimming pool with a sunbathing area and 4 parking spaces.

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:
2321 €

Average price/m² of this type
in this region:
5765 €

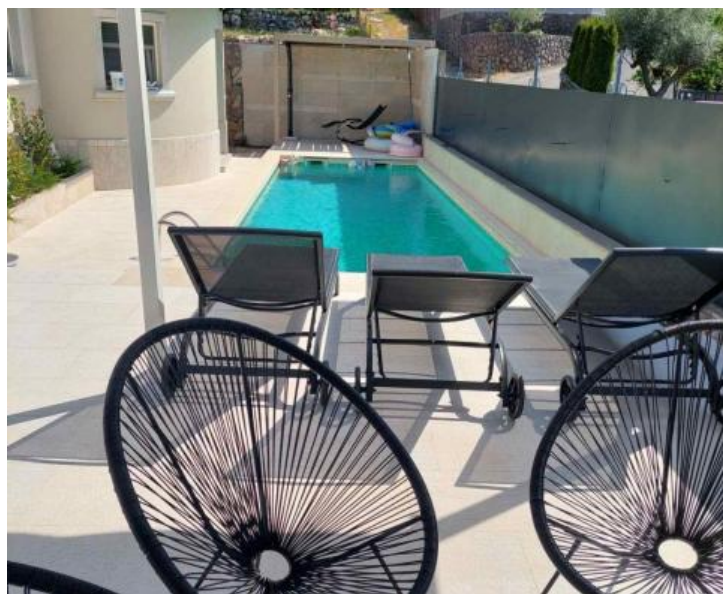
Median price/m² of this type
in this region:
4286 €

Average price/m² of this type
in Croatia:
4352 €

Median price/m² of this type
in Croatia:
3868 €

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