

# Villa

Lovran, Kvarner



<b>Ref</b>	RE-U-32643
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Lovran
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	3000 m
<b>Floorspace</b>	344 sqm
<b>Plot size</b>	3442 sqm

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	Price upon request

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Luxurious family villa located in Lovran, cca. 3 km from the sea!  
Total area is 344 sq.m. Land plot is 3442 sq.m.

We are most pleased to unveil this exquisite and luxurious villa, perched on a gently sloping terrain in a secluded and tranquil hamlet near the town of Lovran. This is no ordinary residence; it is a family villa of such character and charm that one cannot help but be captivated. From every room and garden, the view is nothing short of spectacular, offering a vista that is sure to leave one breathless.

The villa is situated in an exceptionally quiet and desirable location, just a stone's throw from Lovran, a town steeped in history and renowned for its century-old tradition of tourism. With its mild Mediterranean climate, abundant greenery, and advantageous geographic position, Lovran, along with its illustrious neighbor Opatija, has long been a jewel of the Riviera.

**Description of the Property:** This distinguished family villa boasts a total living area of 343.95 square meters, artfully constructed as a multi-story abode. Upon entering, one is graciously welcomed by a vestibule, leading to the various rooms on the ground floor. Here, one may entertain and delight in the company of family and friends within a luxuriously appointed kitchen, crafted by a renowned Italian manufacturer. Adjacent to the kitchen is a spacious dining room, the perfect setting for savoring one's favorite delicacies. A cozy living room, slightly set apart, features a fireplace adorned with Brazilian stone. This entire area is bathed in natural light throughout the day, thanks to large sliding glass doors that open to a covered terrace. Beyond the terrace, the garden, replete with Mediterranean flora, features a spacious pool and offers an unobstructed view of the sea and the Kvarner islands. Additionally, the ground floor includes a small storage room and a guest toilet.

Ascending an elegant internal staircase, one reaches the first floor, where three spacious bedrooms await, each with its own en-suite bathroom. The master bedroom is further enhanced by a private walk-in closet. Each bedroom also has its own terrace, providing the same awe-inspiring panoramic views of the endless sea and the Kvarner islands.

This villa was meticulously crafted to meet the exacting standards of its original owner, with no detail overlooked. Every element exudes luxury and timeless elegance, from the grand design to the finest finishes. The villa's expansive garden, spanning 3,442 square meters, is completely enclosed, ensuring absolute privacy and peace. The grounds are adorned with Mediterranean plants and verdant lawns, all meticulously maintained by an automatic irrigation system, with picturesque pathways connecting the various elements of the garden. A spacious pool, perfectly situated, offers an extraordinary sense of continuity with the sea and islands beyond.

For those warm summer days, the villa features a large summer kitchen, complete with an authentic Istrian fireplace, a fully functional kitchen, and ample seating for guests. The villa also includes a wine cellar and a charming wooden house, while a garage with two parking spaces ensures that your vehicles are well cared for. Additional parking is available within the grounds for guests.

### Additional Information:

- The villa is equipped with underfloor heating and cooling, powered by a heat pump that also harnesses solar energy.
- Panoramic views of the sea are available from the terraces on the first floor, as well as from the ground floor and throughout the garden.
- The villa was constructed and decorated using only the highest quality and rare materials, epitomizing luxury and refinement.
- The property is sold fully furnished, with every piece of furniture bearing the signature of a renowned manufacturer.
- Ownership of the villa is in order.

**Location Description:** Given the luxurious nature of this villa, it is worth noting that the owners have chosen an ideal location that perfectly complements its grandeur. The entire settlement exudes a warm, family-friendly atmosphere, with all necessary amenities for daily living close at hand. The gentle Mediterranean climate and hilly landscape imbue the area with a unique charm, offering clean, fresh air and an open view that dispels any trace of stress, replacing it with a sense of luxury and privilege.

In terms of convenience:

- The center of Lovran is a mere 6-minute drive away.
- The center of Opatija is just 15 minutes by car.
- Numerous beaches with crystal-clear waters are within a 7-minute drive.
- A variety of restaurants and taverns can be reached in 5 to 7 minutes by car.
- Larger shops are also only 5 to 7 minutes away.

In sum, this is a truly exceptional property, deserving of your attention. Do not hesitate to contact us, as we would be delighted to assist you with any additional questions, provide further information, or arrange a viewing of this magnificent estate.

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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Average price/m<sup>2</sup> of this type  
in this region:  
5779 €

Median price/m<sup>2</sup> of this type  
in this region:  
4333 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4349 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3855 €

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