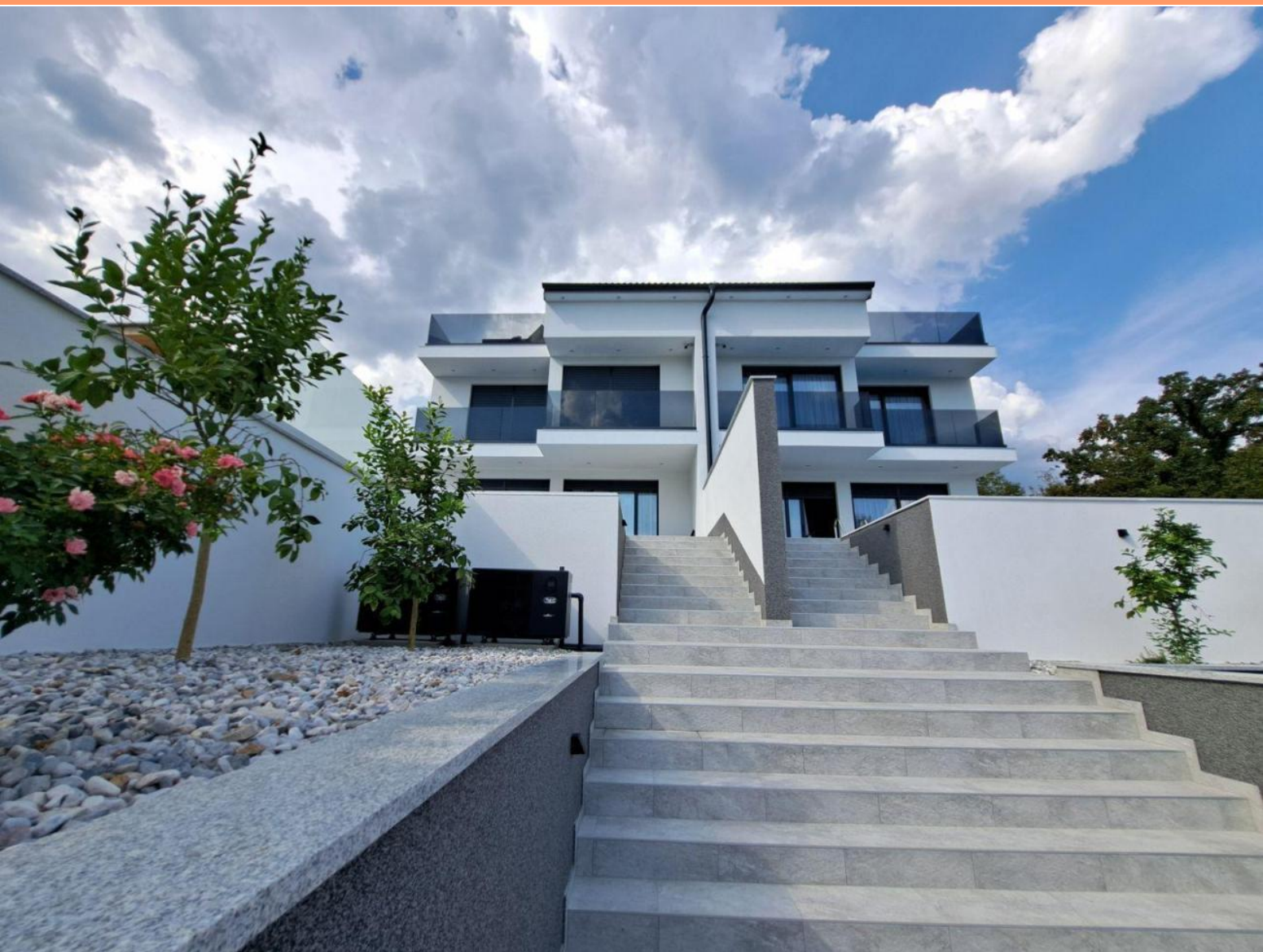


Villa

Lovran, Kvarner



| | |
|------------------------|-------------------|
| Ref | RE-U-32719 |
| Type | Villa |
| Region | Kvarner › Opatija |
| Location | Lovran |
| Front line | No |
| Sea view | Yes |
| Distance to sea | 600 m |
| Floorspace | 450 sqm |
| No. of bedrooms | 8 |

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Villa

Lovran, Kvarner



Price

Price upon request

Luxury Villa with Two Apartments, Two Pools, and Stunning Sea Views in Lovran!

We are delighted to present a luxurious semi-detached villa of 450 sq.m. featuring two residential units, situated on a 1,000 m² land plot.

Each unit mirrors the other in layout and boasts its own heated swimming pool, with partially covered sun terraces.

Property Layout:

- **Ground Floor:** Each unit includes an entrance hall, a kitchen with a dining area, and a living room that opens onto a terrace with a sunbathing area and swimming pool. The ground floor also has a toilet and a storage room with a boiler room.
- **First Floor:** This floor houses 4 bedrooms and 3 bathrooms. Three of the bedrooms offer sea views. One bedroom has its own bathroom, another has a balcony and a private bathroom, while the remaining two bedrooms (one with a balcony) share a spacious bathroom.
- **Second Floor (High Attic):** Here you'll find a sauna, a shower, a toilet, a storage room, and a terrace with a jacuzzi. The terrace provides a breathtaking view of the sea.

The villa is in the final stages of decoration and is equipped with high-quality, luxurious materials. All installed materials, including floor and wall coverings, meet the highest standards. The villa features thermal insulation, underfloor heating with heat pumps, an air conditioning system, and top-quality aluminum windows and doors.

This property is perfect for luxurious family living or as an investment in elite tourism. Oriented to the south, it offers stunning views of the sea and nearby islands. The villa is located 600 meters from the sea as the crow flies, or 1.3 km by car (approximately 3 minutes) and a 15-minute walk.

This superb new construction is included in the VAT system, meaning the buyer is exempt from paying the 3% real estate sales tax upon purchase.

We appreciate your interest in our property listings. For any further information, please feel free to contact us.

Location: Lovran is a charming coastal town situated along the Kvarner Gulf, near Opatija. Renowned for its mild Mediterranean climate, lush vegetation, and historic villas, Lovran offers a perfect blend of natural beauty and cultural heritage. With scenic promenades, beautiful beaches, and proximity to Učka Mountain, it's an ideal location for peaceful living or a luxurious vacation.

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.

Villa

Lovran, Kvarner



Villa

Lovran, Kvarner



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:
4349 €

Median price/m² of this type
in Croatia:
3861 €

Villa

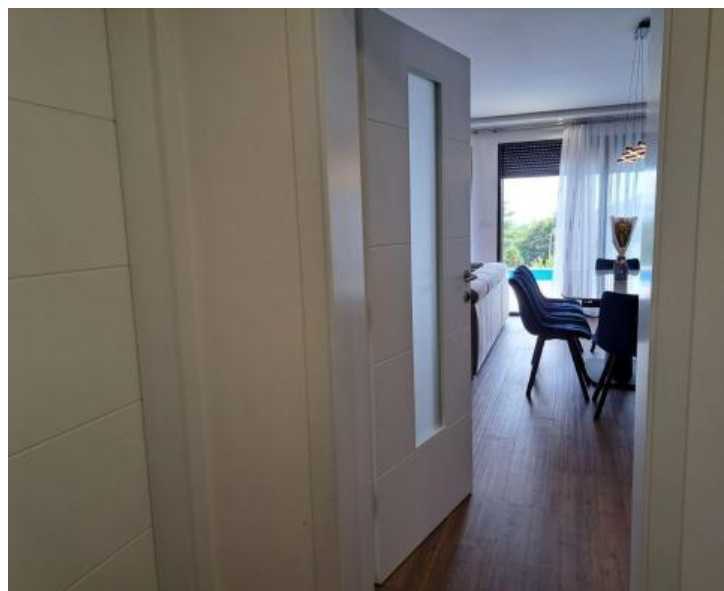
Lovran, Kvarner



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Villa

Lovran, Kvarner



Villa

Lovran, Kvarner



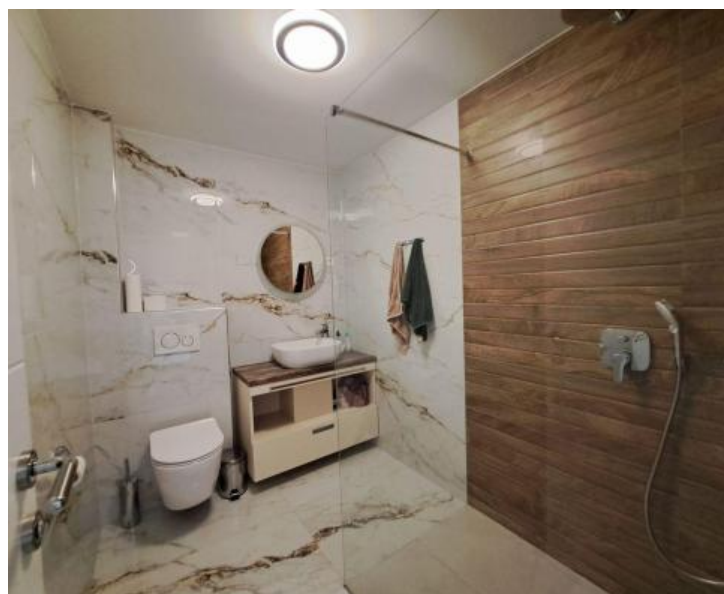
Villa

Lovran, Kvarner



Villa

Lovran, Kvarner



Villa

Lovran, Kvarner



Villa

Lovran, Kvarner



Villa

Lovran, Kvarner



Villa

Lovran, Kvarner



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Villa

Lovran, Kvarner

