

# Apartment

## Lovran, Kvarner



<b>Ref</b>	RE-U-33149
<b>Type</b>	Apartment
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Lovran
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	400 m
<b>Floorspace</b>	196 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	Price upon request

Allow me to present to you, my dear reader, a most extraordinary opportunity—a penthouse, designated B-3, situated in the charming seaside town of Lovran mere 400 meters from the sea.

This exquisite residence, with a size of precisely 142.11 square meters, occupies the upper floor of a newly constructed building and boasts a view of the Adriatic Sea that is nothing short of breathtaking.

Upon ascending to the second floor, one is greeted by a spacious dwelling comprising three finely appointed bedrooms, each accompanied by its own bathroom. A separate toilet adds further convenience to the design. The heart of the home, however, lies in the grand open space where living room, kitchen, and dining room converge, all bathed in natural light and framed by the stunning sea vista visible through broad windows. From this space, one may step onto the terrace and savor the coastal breeze.

An exceptional feature of this penthouse, which should be noted with due significance, is its ideal size—142.11 square meters—a testament to its balance of luxury and livability. The building itself consists of but two floors, with two apartments on the ground level and the penthouse perched above, ensuring a sense of exclusivity. A private garden terrace of 11.20 square meters, fenced for privacy and offering an uninterrupted view of the sea, adds further charm to this splendid abode.

For the fortunate owner, the apartment includes two garage parking spaces, each occupying 10 square meters, along with an internal storage room of 20 square meters, bringing the total net usable area to a remarkable 196.25 square meters.

The modernity of this residence is evident in every detail: aluminum carpentry, underfloor heating, and a heat pump system for perfect climate control. Air conditioning graces every room, while the finest sanitary ware and tiles await the finishing touches to a home that will be delivered turnkey, ready to furnish to the tastes of its discerning owner.

The building itself is located a mere three-minute stroll from both the beach and the vibrant center of Lovran. Tucked away on a quiet street devoid of traffic, it offers unparalleled peace and the most enviable view of the Adriatic. It is, without question, a rare and golden opportunity for those seeking a residence close to the sea, yet a stone's throw from the elegance of Opatija.

Indeed, it is a find to stir the heart—a penthouse that crowns the building, with a terrace from which to survey the world, and a large garden on its northern side. Opportunity knocks but once, my dear friend, and here, in Lovran, it waits with the soft whisper of the sea at your door.

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:  
4936 €

Median price/m<sup>2</sup> of this type  
in this region:  
4893 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4489 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4167 €

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