

Apartment

Lovran, Istria



Ref	RE-U-36458
Type	Apartment
Region	Istria > Umag
Location	Lovran
Front line	No
Sea view	Yes
Floorspace	80 sqm
Plot size	145 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 650 000

Luxury Apartment with Private Swimming Pool, Sea View, and Garden in Lovran!

Discover a one-of-a-kind property in the heart of Lovran, combining modern comfort, natural beauty, and a prime location. Just 100 meters from Peharovo Beach, this stunning apartment offers an exceptional lifestyle or a lucrative tourist rental opportunity.

Property Details:

- **Location:** Center of Lovran, close to the beach and essential amenities.
- **Apartment Size:** 78.76 m²
- **Garden Area:** 143 m²
- **Parking:** Private parking space (13 m²)

Apartment Layout:

- Spacious hallway.
- Two bedrooms (one with terrace access).
- Open-concept kitchen, dining area, and living room with access to the terrace.
- Bathroom with walk-in shower.
- Additional toilet.

The apartment is sold fully furnished with custom-made furniture and high-quality appliances, ensuring it's move-in ready.

Key Features:

- **Private Outdoor Space:** A large terrace and landscaped garden with breathtaking views of the sea and Kvarner Bay.
- **Heated Overflow Pool:** Perfect for year-round relaxation.
- **Outdoor Amenities:**
 - Covered social area with a large table and a cozy nook under grapevines.
 - Freestanding fireplace for outdoor cooking.
 - Landscaped garden featuring a centuries-old olive tree, indigenous cherry tree, and pine tree.
- **Storage:** Enclosed outdoor storage for tools and furniture.

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Additional Information:

This bright and airy apartment is ideal for families with children and pets. It also presents a fantastic opportunity for a tourist rental, currently operating successfully with excellent reviews.

Note: The apartment is accessed by stairs, located two floors below the parking area.

Contact us today to schedule a viewing and explore this luxurious Lovran.

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:
8125 €

Average price/m² of this type
in this region:
4610 €

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

Average price/m² of this type
in Croatia:
4485 €

Median price/m² of this type
in Croatia:
4159 €

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