

# Apartment

## Lovran, Istria



<b>Ref</b>	RE-U-36458
<b>Type</b>	Apartment
<b>Region</b>	Istria > Umag
<b>Location</b>	Lovran
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Floorspace</b>	80 sqm
<b>Plot size</b>	145 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 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 m<sup>2</sup>
- **Garden Area:** 143 m<sup>2</sup>
- **Parking:** Private parking space (13 m<sup>2</sup>)

#### 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 m<sup>2</sup>:  
8125 €

Average price/m<sup>2</sup> of this type  
in this region:  
4610 €

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

Average price/m<sup>2</sup> of this type  
in Croatia:  
4485 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4159 €

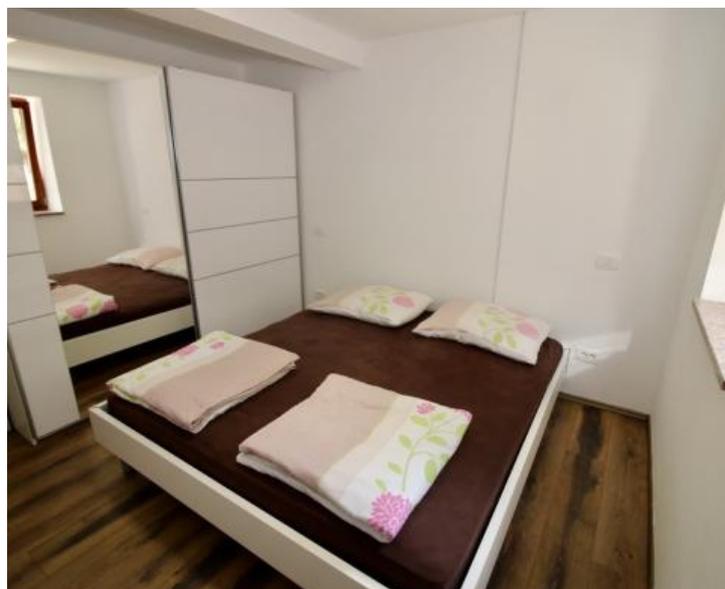
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