

Apartment

Lovran, Kvarner



Ref	RE-U-37042
Type	Apartment
Region	Kvarner › Opatija
Location	Lovran
Front line	No
Sea view	Yes
Distance to sea	50 m
Floorspace	111 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 650 000

LOVRAN - Exclusive Apartment Just 50 Meters from the Sea in a Complex with Indoor Swimming Pool!

This stunning apartment offers a modern and comfortable living space just steps from the Adriatic coast. It consists of an entrance hallway, a fully equipped kitchen with a dining area and a spacious living room that opens onto a **96 m² private garden**, two stylish bedrooms, a bathroom, and an additional guest toilet.

Located in a **luxurious villa with a swimming pool**, this property is situated in a prime coastal location between Opatija and Lovran, making it an exceptional investment opportunity.

Built in **2018**, the villa features **six high-end apartments** ranging in size from **84 to 153 m²**, each with a **spacious terrace and breathtaking sea views**.

The entire estate spans **830 m²**, while the total usable space covers **1,205 m²**, including a **heated indoor pool** and expansive communal terraces for relaxation.

The **swimming pool and surrounding facilities are shared among all residents**, adding to the resort-like ambiance.

Designed to the **highest standards of modern construction and comfort**, the villa is equipped with **solar panel heating, underfloor heating, air conditioning, and an advanced humidity control system**. The **heated indoor pool** further enhances the luxurious atmosphere. With **4 and 5-star ratings**, the villa has been successfully operating as a **highly profitable tourist rental since August 2018**, offering **great potential for return on investment**.

The **location is one of the villa's biggest advantages**, as it is **situated directly by the beach**, only a **10-minute walk from Lovran's historic center**. The **nearby public transport (bus line 32)** provides quick access to **Opatija and Rijeka**, ensuring convenience while maintaining **complete privacy and tranquility**, with the **closest neighbors over 100 meters away**.

Beyond its **exclusive setting**, the residence offers **six private parking spaces** and additional amenities, including a **wellness zone** with a fully equipped **modern kitchen, sun loungers, an audio-video system, and free WiFi**. Residents also have access to **showers, sanitary facilities, and individual storage rooms**, ensuring **maximum comfort and privacy**.

This **luxurious seaside villa** is a **rare investment opportunity**, perfect for those seeking an **elegant coastal home** or a **profitable tourist rental property**. With its **unmatched location, modern amenities, and strong rental potential**, this is a **remarkable real estate opportunity in 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.

Apartment

Lovran, Kvarner



Apartment

Lovran, Kvarner



Price per m²:
5856 €

Average price/m² of this type
in this region:
4937 €

Median price/m² of this type
in this region:
4907 €

Average price/m² of this type
in Croatia:
4486 €

Median price/m² of this type
in Croatia:
4167 €

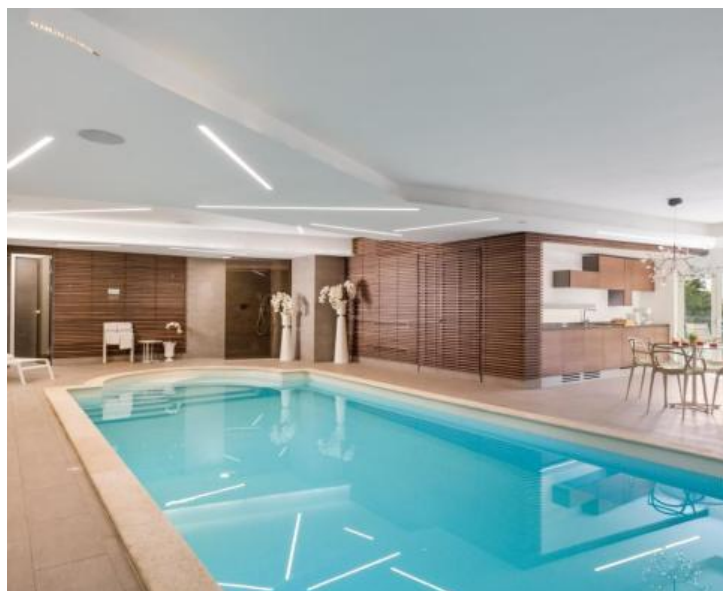
Apartment

Lovran, Kvarner



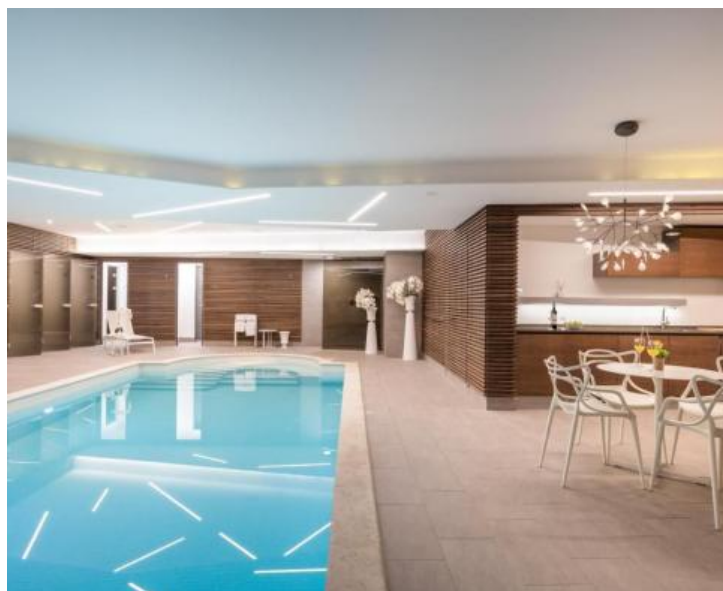
Apartment

Lovran, Kvarner



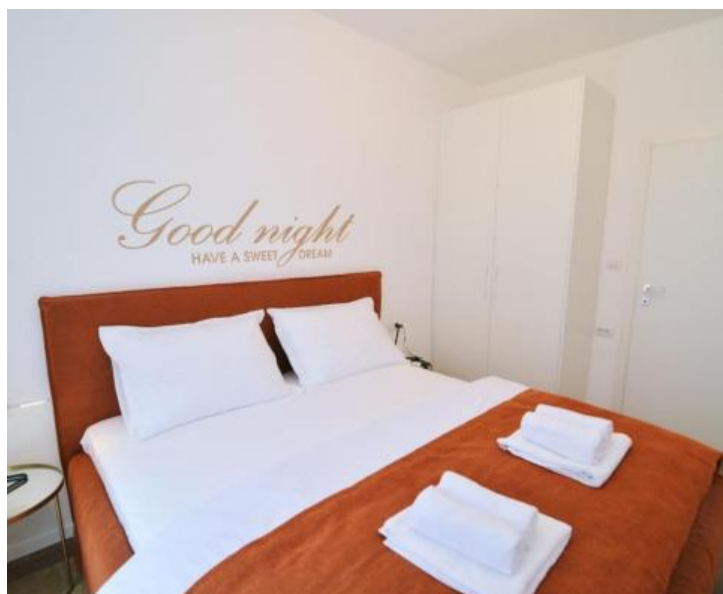
Apartment

Lovran, Kvarner



Apartment

Lovran, Kvarner



Apartment

Lovran, Kvarner



Apartment Lovran, Kvarner



Apartment

Lovran, Kvarner



Apartment

Lovran, Kvarner



Apartment

Lovran, Kvarner

