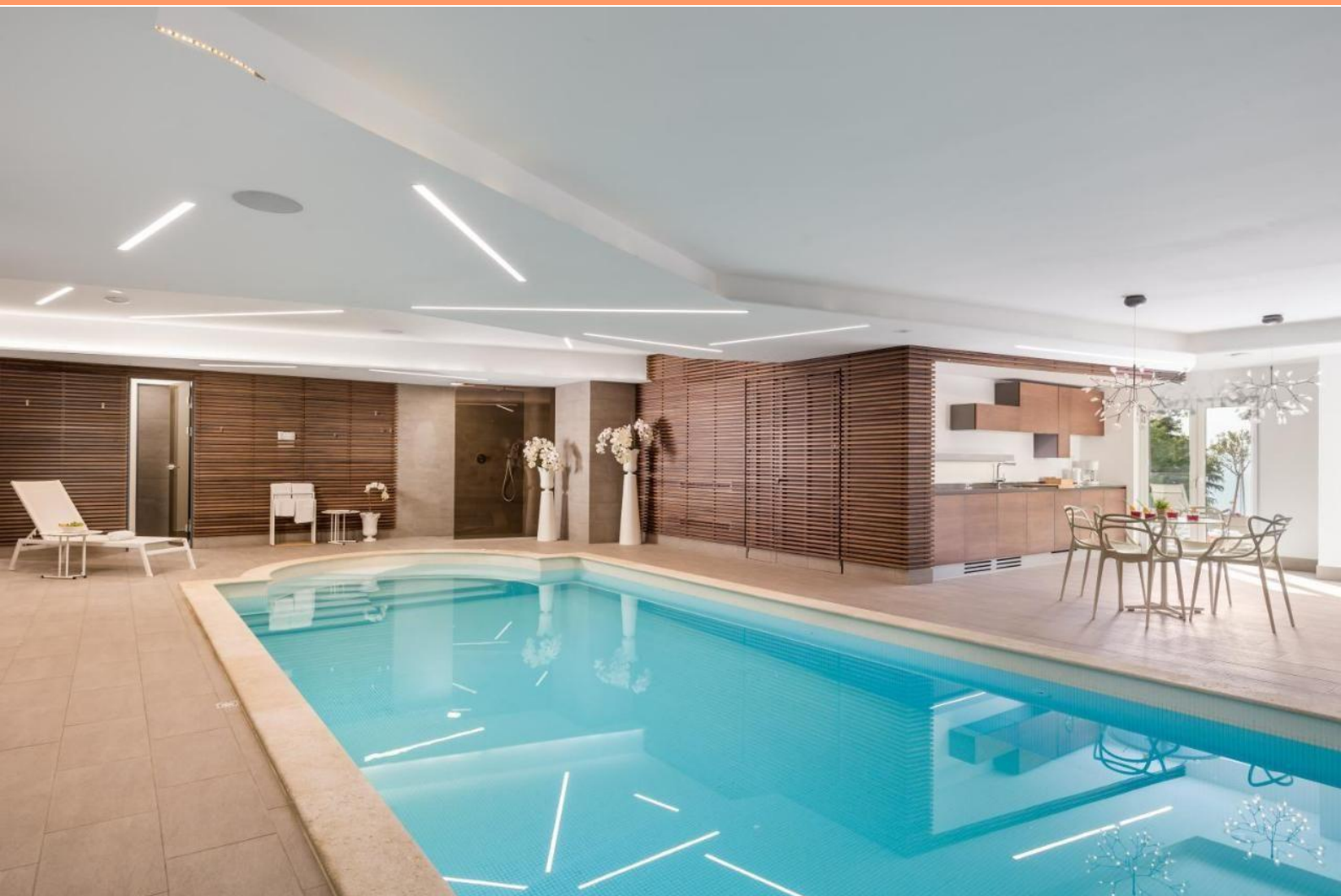


Apartment

Lovran, Kvarner



Ref	RE-U-37044
Type	Apartment
Region	Kvarner › Opatija
Location	Lovran
Front line	No
Sea view	Yes
Distance to sea	50 m
Floorspace	158 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 835 000

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

This stunning **two-level apartment** offers a luxurious and spacious living experience in one of the most prestigious coastal locations. The **entrance level** features a stylish staircase, a welcoming hallway, a fully equipped **kitchen with a dining area**, a **bright living room**, two **elegant bedrooms**, a **modern bathroom**, and an additional **guest toilet**. The **upper level** boasts a **large master bedroom** with a **private bathroom** and direct access to a **40 m² terrace/sun deck**, providing a serene space for relaxation.

This **modern villa with a swimming pool**, built in **2018**, is positioned in a **prime seafront location between Opatija and Lovran**, offering an outstanding **investment opportunity**. The property consists of **six high-end apartments**, ranging from **84 to 153 m²**, each with a **spacious terrace and stunning sea views**. Situated on an **830 m² plot**, the villa's **total usable space spans 1,205 m²**, featuring a **heated indoor pool** and **expansive shared terraces** designed for relaxation. The **swimming pool and surrounding facilities** are available exclusively for residents, enhancing the resort-like atmosphere.

Designed to the **highest standards of modern architecture and comfort**, the villa is equipped with **solar panel heating, underfloor heating, air conditioning, and an advanced humidity control system**. The **heated indoor pool** adds to the luxurious ambiance. With **4 and 5-star ratings**, the property has been operating as a **highly successful tourist rental since August 2018**, making it a **profitable investment** with excellent income potential.

The **location is truly exceptional**, situated **right next to the beach** and just a **10-minute walk from Lovran's historic center**. Thanks to its **proximity to public transport (bus line 32)**, Opatija and Rijeka are easily accessible. Despite being close to urban amenities, the villa offers **complete peace and privacy**, with the nearest neighbors **over 100 meters away**.

In addition to its **exclusive coastal setting**, the residence provides **six private parking spaces** and **premium amenities**, including a **wellness area** with a **fully equipped modern kitchen, sun loungers, an advanced audio-video system, and free WiFi**. Residents also have access to **showers, sanitary facilities, and private storage rooms**, ensuring **maximum comfort and convenience**.

This **luxurious seaside villa** presents a **rare opportunity for those seeking an upscale coastal home** or a **high-return investment in the thriving tourist rental market**. With **unmatched location, contemporary amenities, and strong income potential**, this is a **remarkable real estate offering 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.

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Price per m²:
5285 €

Average price/m² of this type
in this region:
4936 €

Median price/m² of this type
in this region:
4893 €

Average price/m² of this type
in Croatia:
4489 €

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

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