

New development

Lovran, Kvarner



Ref	RE-U-37031
Type	New development
Region	Kvarner > Opatija
Location	Lovran
Front line	No
Sea view	Yes
Distance to sea	50 m
Floorspace	109 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 546 000

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Exclusive Apartment, 50 m from the Sea in a Residence with Indoor Swimming Pool! Unique opportunity!

This stunning **apartment** spans three levels. The **entrance floor** features a staircase, a kitchen with a dining area, a living room, a toilet, and access to a terrace or sundeck of approximately 23 m². The **upper two floors** each include a bedroom, a bathroom, and a dressing room.

This modern villa, complete with a **swimming pool**, is located in a prestigious position right on the seashore, nestled between **Opatija** and **Lovran**. It represents an excellent investment opportunity. Built in 2018, the property consists of six **luxuriously decorated apartments** ranging from **84 to 153 m²**, each featuring a spacious terrace with breathtaking sea views.

The villa sits on a **830 m² plot** and has a **total usable area of 1,205 m²**, which includes an indoor pool and large communal terraces for relaxation. The pool and surrounding areas are shared by all residents.

The villa's design adheres to the highest standards of **modern construction** and **comfort**. It is equipped with **solar panel heating, underfloor heating, air conditioning**, and a **humidity control system**. The **heated indoor pool** further enhances the luxurious atmosphere.

Rated with **4 and 5 stars**, the villa has been successfully rented to tourists since **August 2018**, providing significant **income potential**.

The villa's location is particularly appealing, being just **a ten-minute walk** from the historic center of **Lovran** and **right next to the beach**. With bus line 32 nearby, **Opatija** and **Rijeka** are easily accessible. Despite its proximity to urban amenities, the villa offers complete **peace and privacy**, as the nearest neighbors are **100 meters away**.

In addition to luxurious accommodation, the villa offers **six private parking spaces** and additional amenities such as a **wellness area, a modernly equipped kitchen, sun loungers, an audio-video system, and free Wi-Fi. Showers and sanitary facilities** are also available.

Each apartment includes a **separate storage and changing area**, ensuring full comfort and privacy for guests.

This villa offers an exceptional opportunity for anyone seeking a sophisticated property by the sea with significant potential for **tourist rental income**. It's an attractive and stunning property well worth considering.

Several more apartments are for sale in the same residence.
Please, do not hesitate to inquire about them.

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

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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:
5009 €

Average price/m² of this type
in this region:
5909 €

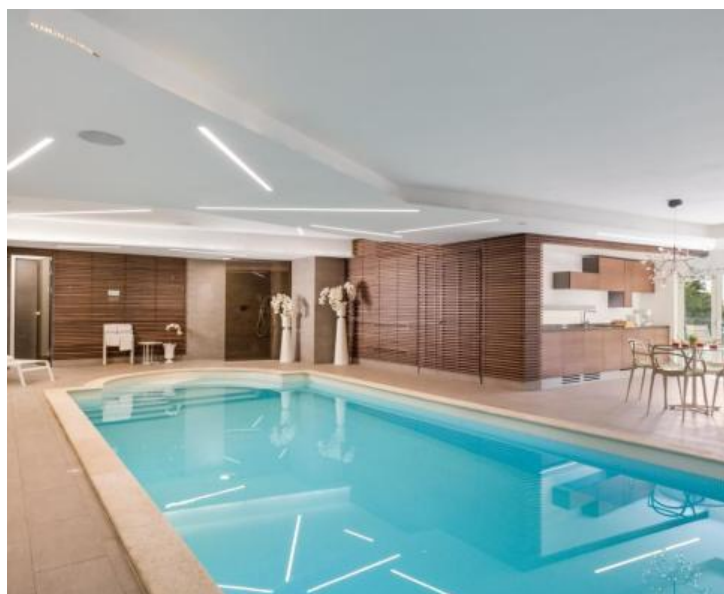
Median price/m² of this type
in this region:
6008 €

Average price/m² of this type
in Croatia:
4262 €

Median price/m² of this type
in Croatia:
3987 €

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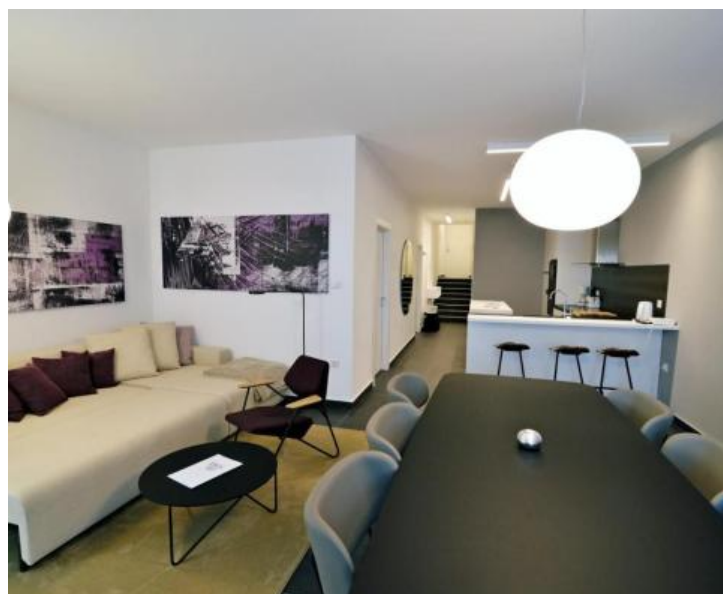
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