

New development

Lovran, Kvarner



Ref	RE-U-37284
Type	New development
Region	Kvarner › Opatija
Location	Lovran
Front line	No
Sea view	Yes
Distance to sea	350 m
Floorspace	117 sqm
No. of bedrooms	2
No. of bathrooms	2

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Price

€ 623 000

New Apartment Complex in Lovran, 350m from the Sea!

This sample apartment is part of a **semi-detached building with only three residential units**, all south-facing, offering an **uninterrupted panoramic view of the entire Kvarner Bay and its islands!**

The building is constructed with high-quality materials and is equipped with luxurious finishes, ensuring top-tier comfort.

- **10 cm thick stone wool facade insulation** for superior energy efficiency
- **Underfloor heating powered by heat pumps**
- **Premium aluminum joinery**

This property is an **ideal choice for a luxurious family home** but also presents a great **investment opportunity in elite tourism**.

Located just **350m in a straight line from the sea** (750m by car, approximately a 1-minute drive), it offers both convenience and exclusivity.

Newly built apartment, 117.49 m², 2 bedrooms + living room, with a panoramic sea view - A-S-2

Apartment Layout:

- Entrance hall
- Open-plan living room / kitchen / dining area
- Guest toilet
- Hallway
- Bedroom 1
- Bedroom 2
- Bathroom 1
- Bathroom 2
- Covered terrace
- Terrace

Outdoor Area:

- Garden terrace
- Green area
- Garage parking space (GPM-2)
- Outdoor parking space (PM-2)
- Storage unit (SP-2)

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Other apartments available in the same residence:

- 37282 - Ground floor - 121 m2 - 2 bedrooms/2 bathrooms - 643 000 eur.
- 37283 - Ground floor - 190 sq.m. - 2 bedrooms/2 bathrooms - 635 000 eur
- 37286 - Penthouse - 215 sq.m. - 3 bedrooms/3 bathrooms - 1 225 000 eur
- 37287 - Penthouse - 202 sq.m. - 3 bedrooms/3 bathrooms - 1 156 000 eur

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:
5325 €

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 €

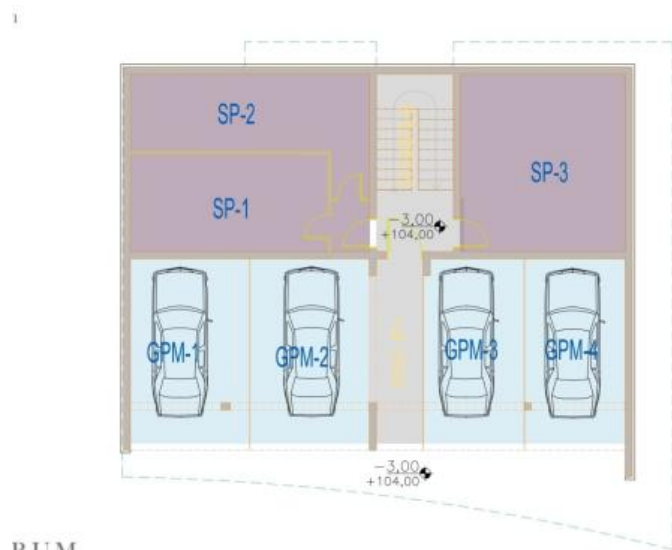
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RUM



Br.	Naziv	površina	korisna površina	koef.	korisna vrijednost površina
1	ulazni pred prostor	5,40	5,40	1,00	5,40
2	dn. Bor./kuh/bla	31,73	31,73	1,00	31,73
3	wc	1,95	1,95	1,00	1,95
4	hodnik	2,00	2,00	1,00	2,00
5	soba 1	12,18	12,18	1,00	12,18
6	soba 2	10,50	10,50	1,00	10,50
7	kupaona	4,30	4,30	1,00	4,30
8	kupaona	4,26	4,26	1,00	4,26
posebni dio A-S-2 -			72,32		
9	nat. terasa	11,00	11,00	0,50	5,50
	terasa	5,75	5,75	0,25	1,44
sporedni dio A-S-2 -			16,75		
3 - sobni A-S-2 ukupno			m2		79,26
	vrtna-terasa	35,50	35,50	0,25	8,88
	vrtovi	17,34	17,34	0,15	2,60
	GPM-2	20,23	20,23	0,50	10,12
	PM-2	12,50	12,50	0,25	3,13
	spremište-SP-2	18,00	18,00	0,75	13,50
pripadak A-S-2-			103,57		
Neto površina A-S-2 ukupno			m2		117,49

A wide-angle photograph taken from an elevated position, looking down at a coastal town and across a large body of water. In the foreground, the town's architecture is visible, featuring numerous buildings with terracotta-tiled roofs. A prominent white church with a tall, slender bell tower stands out among the houses. A tall, thin wooden utility pole is positioned on the right side of the frame, extending from the bottom to the top. The middle ground is dominated by a vast, deep blue body of water, likely the Adriatic Sea. In the far distance, across the water, a sprawling city skyline is visible, including several tall buildings. The background consists of hazy, rolling hills or mountains under a clear, bright blue sky. The overall scene is a panoramic view of a coastal region.

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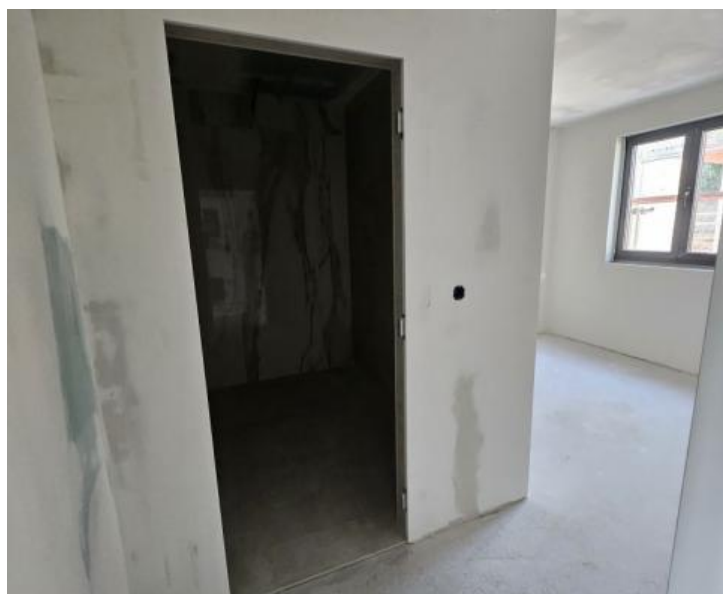
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