

# Villa

Lovran, Kvarner



<b>Ref</b>	RE-AB-V-34-U1881
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Lovran
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	950 m
<b>Floorspace</b>	267 sqm
<b>Plot size</b>	490 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 800 000

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Lovely cheap villa in medieval Lovran with swimming pool and distant sea view!  
It offers private garden, infinity pool and beautiful calm surrounding!  
Staying here you understand that the name LOVRAN originate from "love".

Total floorspace is 267 m<sup>2</sup>, land plot is 490 m<sup>2</sup>.

Villa has three floors in total which can be divided between two equal halves with independent entrances. Each half can be for sale independently.

There are five cosy terraces in total, almost each with sea view.

Villa can accommodate up to 12 people easily.

Lower level: tavern with chimney, technical room and bathroom.

Ground floor: studio for guests with salon with bedroom, bathroom, kitchen.

Middle floor is the main floor with large salon with fireplace and exit to the terrace with panoramic view over the whole Kvarner, kitchen with dining area, guest wc.

Upper level is sleeping area with three bedrooms, bathroom and terrace.

House is very special, it was a home of an artist for many years.

Villa boasts:

- swimming pool
- sun loungers
- fresco dining area
- BBQ area
- konoba (tavern) for guests reception with fireplace and wine cellar
- separate apartment for guests
- garage

Villa is actively rented out.

Villa was recently completely refurbished and now it is fully furnished and equipped.

Total area of the building is 540 sq.m., land plot is 1000 sq.m. It can be bought as a whole for 1 150 000 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 m<sup>2</sup>:  
2996 €

Average price/m<sup>2</sup> of this type  
in this region:  
5765 €

Median price/m<sup>2</sup> of this type  
in this region:  
4286 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4349 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3861 €

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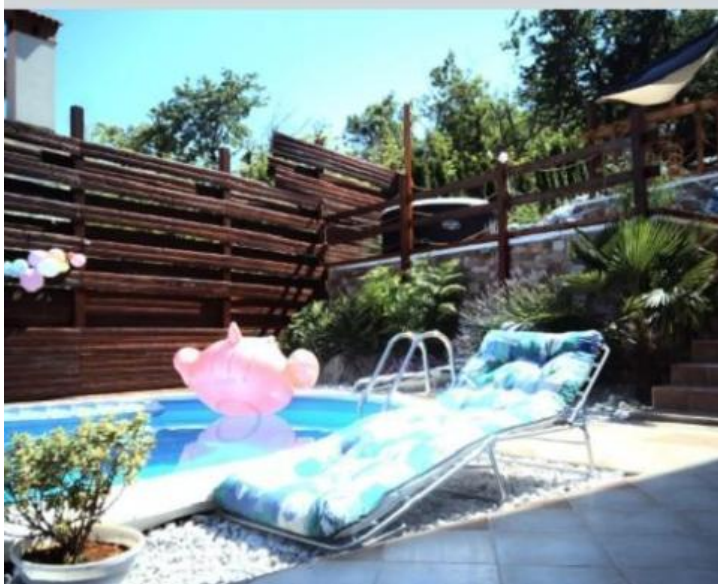
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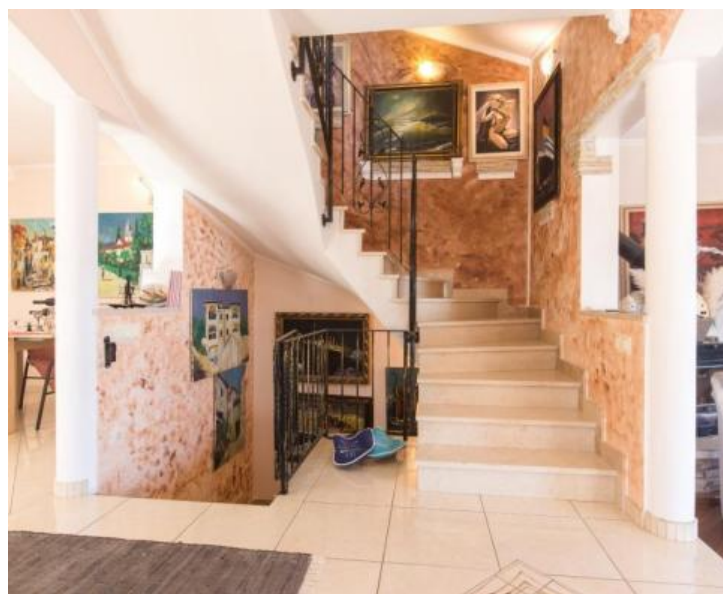
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