

# Villa

## Lovran, Kvarner



<b>Ref</b>	RE-U-5831-14653-AB-Lovran
<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>	200 m
<b>Floorspace</b>	333 sqm
<b>Plot size</b>	500 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 800 000

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Beautiful ultra-modern villa of sophisticated and expressive design in Lovran just 200 meters from the sea!

Total area is 333 sq.m.

Land plot is 500 sq.m.

Advantages of the villa:

- swimming pool
- panoramic glazing
- breathtaking sea views
- tavern for guests receptions
- BBA zone
- garden house
- garage
- four parking places
- 4 bedrooms with fantastic sea views<sup>2</sup>
- exceptional high quality materials, floor heating, alarm system, SAT TV, cable TV, Internet, Intercom, gas.

Lowest level offers garage for 2 cars, technical spaces.

Ground floor offers spacious public area with salon, kitchen, dining space, guest wc, laundry, storage, terrace.

Upper level offers three bedrooms with bathrooms, dressing and terrace.

Attic floor offers master-bedroom with master-bathroom, dressing, private salon-study, terrace with jacuzzi.

Space distribution is quite unique and whole architectural concept is award-winning.

There is no similar villa in Opatija.

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>:  
5405 €

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:  
4350 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3866 €

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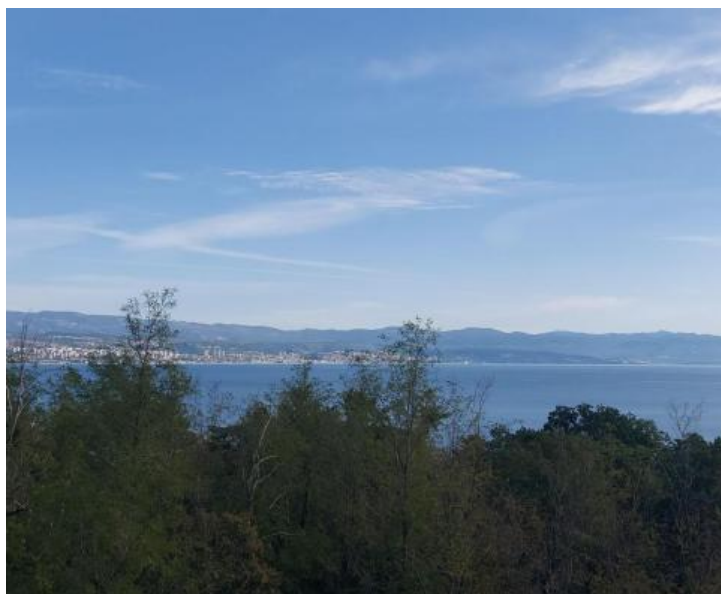
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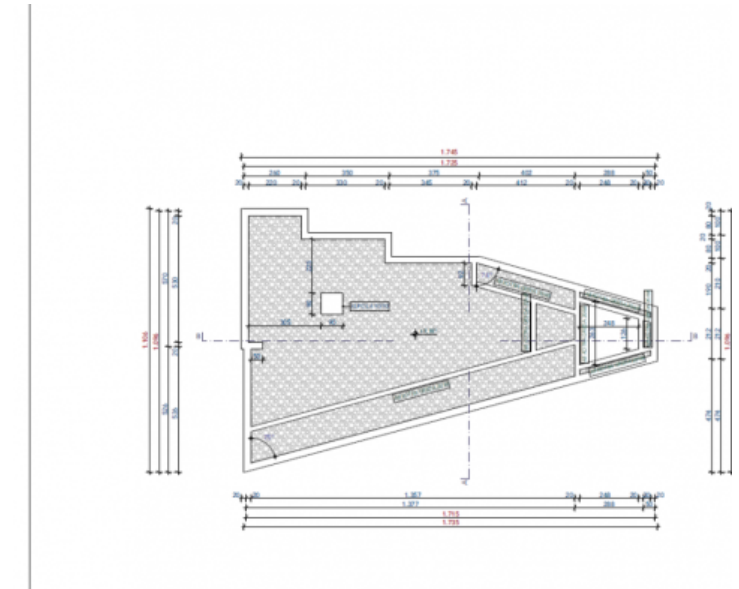
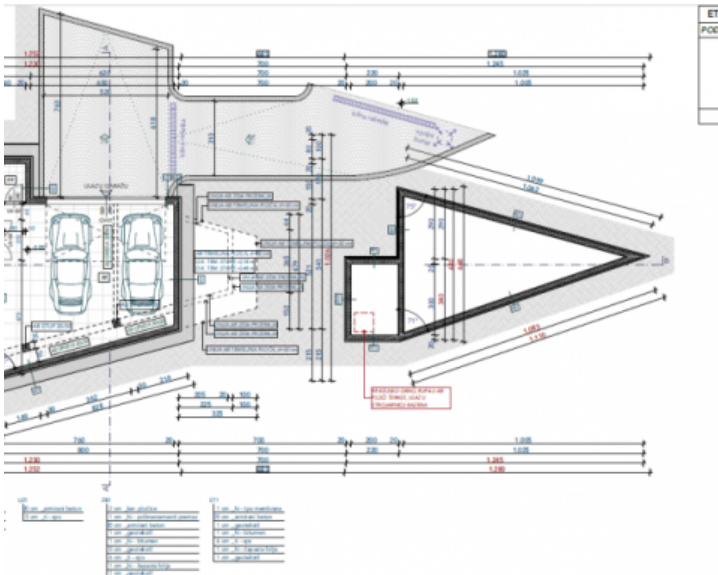
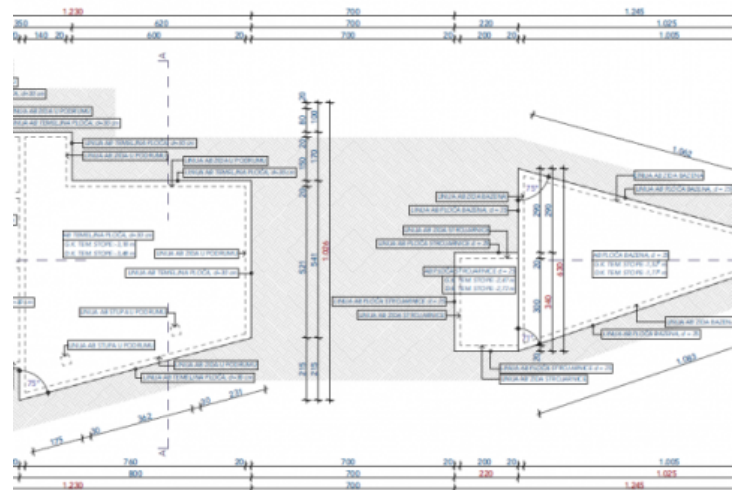
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