

Villa

Lovran, Kvarner



Ref	RE-AB-V-Lovran2
Type	Villa
Region	Kvarner > Opatija
Location	Lovran
Front line	Yes
Sea view	Yes
Distance to sea	20 m
Floorspace	992 sqm
Plot size	1369 sqm
No. of bedrooms	9
No. of bathrooms	14
Price	€ 2 200 000

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Old Austro-Hungarian villa just 20 meters from the sea in Lovran (across the road to the sea)!

Total area of villa is 992 sq.m. Land plot is 1369 sq.m.

Refurbished villa will have 5 levels.

Lower level: large hall, elevator, technical room, wine cellar, media-cinema hall, cigar room, two bathrooms and spacious tavern/konoba for guests receptions.

Ground floor level: spacious salon, piano hall, dining hall, professional kitchen, garderobe, three wc, elevator, storage, outdoor terrace with outdoor dining zone.

First floor level: large hall with elevator, salon with kitchen and terrace, utility room, three bedrooms with private bathrooms en-suite, garderobes and balconies/terraces (master-bedroom also has a sauna).

Second floor: large hall with elevator, salon with kitchen and terrace, utility room, three bedrooms with private bathrooms en-suite, garderobes and balconies/terraces (master-bedroom also has a sauna).

Upper floor: large hall with elevator, salon with kitchen and terrace, utility room, three bedrooms with private bathrooms en-suite, garderobes and balconies/terraces (master-bedroom also has a sauna).

Land plot is enough for luxury landscaped garden with swimming pool, BBQ zone, gazebo and other outdoor facilities.

At the moment there is a Mediterranean park on a land.

Price is set for property in current condition with modernization project.

Villa constructed in 1908, showcases a blend of late historicism and Art Nouveau styles with contemporary touches. It was masterfully designed by the renowned Italian architect Attilio Maguolo, the founder of the construction company Impresa di Costruzioni Laurana established in 1896. His official stamp proudly states that he "built 86 of the most luxurious villas in Lovran." Villa Urania stands as one of the most remarkable villas from that era in Lovran and the entire Primorje-Gorski Kotar County.

Even today, Villa is celebrated for its exquisite beauty and unique architectural style. It is recognized as a significant monument of Lovran's architecture and is listed in the cultural heritage register of the Republic of Croatia, with conservation oversight conducted by the Ministry of Culture.

The villa is being sold with a completed restoration project, and a leading architectural firm has been commissioned to redesign the villa into a private residence. There is potential to modify the project to incorporate multiple apartments within the building. Expert conservators, specialized in restoring castles and similar structures in Croatia, were involved in the project, ensuring all documentation aligns with the guidelines of the conservators and the Ministry of Culture.

The project involves the reconstruction of the existing residential building, encompassing the main architectural plan, reconstruction construction plan, electrical projects for both strong and weak currents, hydro installation plan, thermotechnical installation plan, elevator installation, sprinkler system, fire protection study,

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and a WELLNESS zone plan complete with a swimming pool and ancillary facilities.

The proposed project retains the existing building's floor plan and height dimensions, focusing on residential use.

The property boasts green spaces covering 295 m², constituting 41% of the total plot area, meeting the requirement stipulated by the building plot's green space plan (a minimum of 40%).

The construction (gross) area of the building spans 1127.85 m². The current roof and ceiling panels will be removed, along with the central load-bearing wall, which will be replaced with two new reinforced concrete pillars. The existing basement will be deepened by approximately 1.5 meters, necessitating foundation reinforcement.

Adjacent plots are designated for the construction of a Spa zone, including a swimming pool, auxiliary facilities, and an underground garage accommodating 5 cars.

The main architectural plan includes detailed floor plans, elevations, facades, as well as specifics related to materials and construction methodologies.

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:
2218 €

Average price/m² of this type
in this region:
15993 €

Median price/m² of this type
in this region:
12500 €

Average price/m² of this type
in Croatia:
7957 €

Median price/m² of this type
in Croatia:
6667 €

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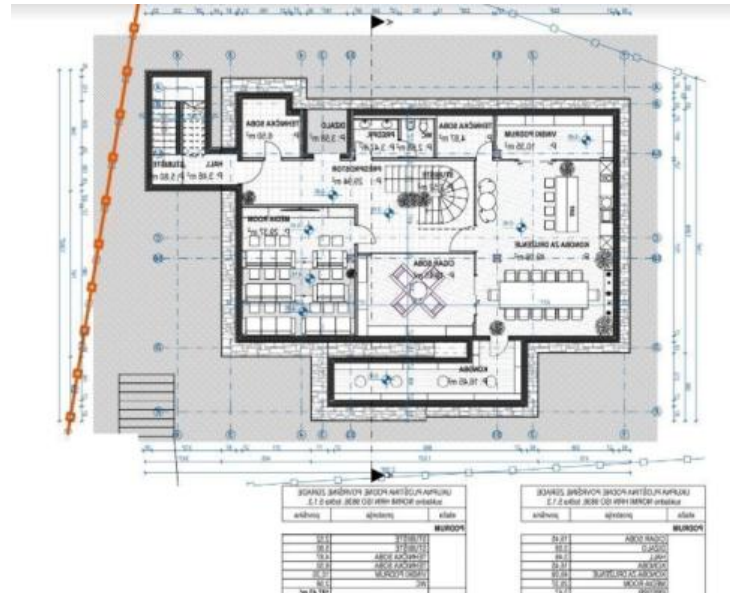
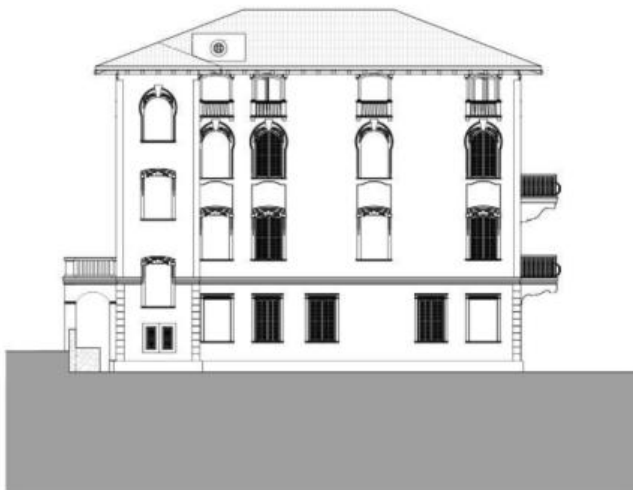
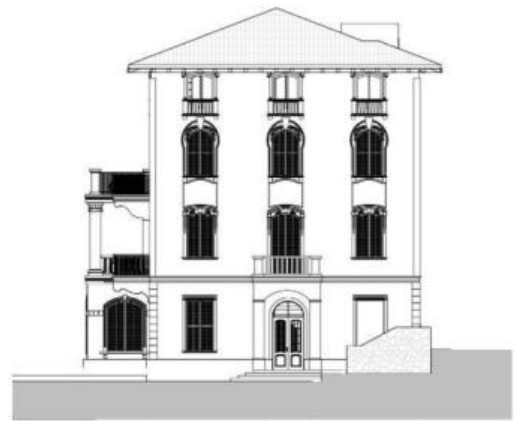
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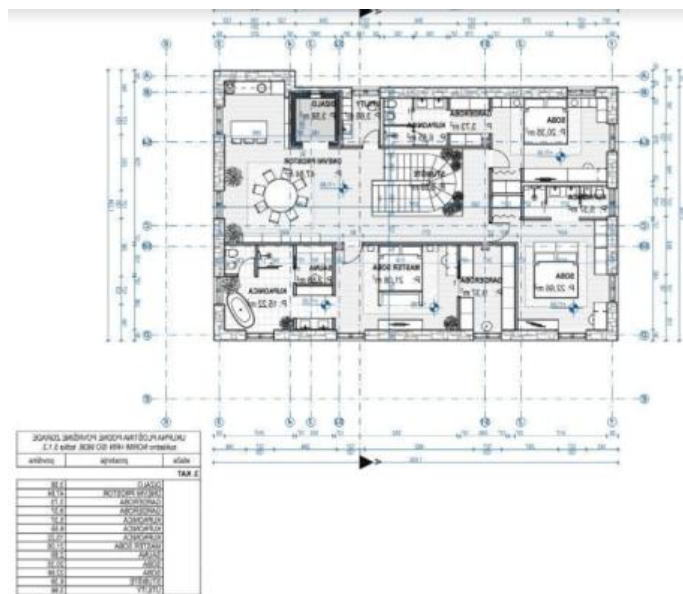
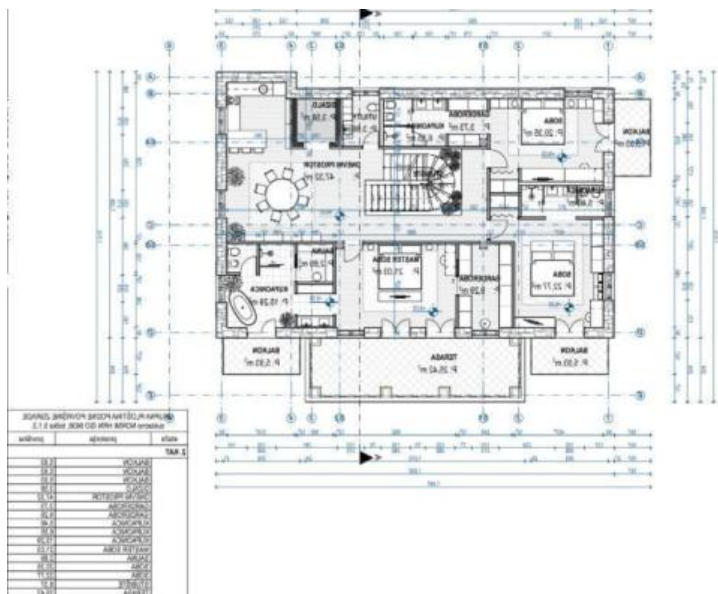
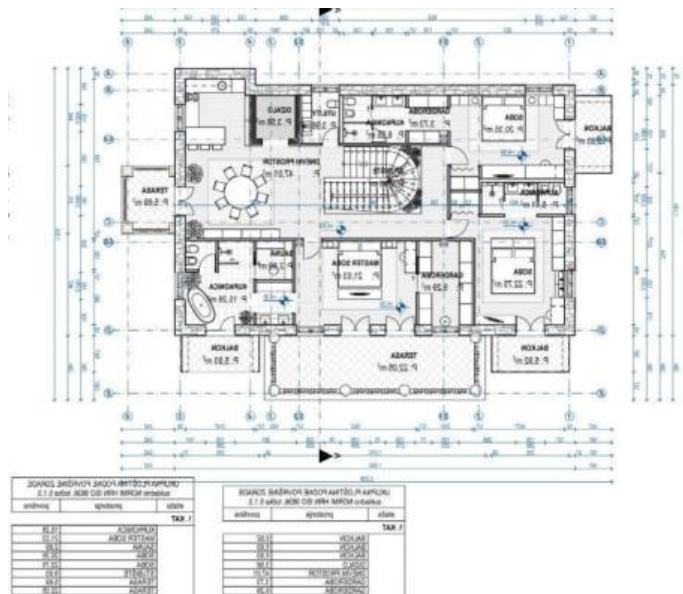
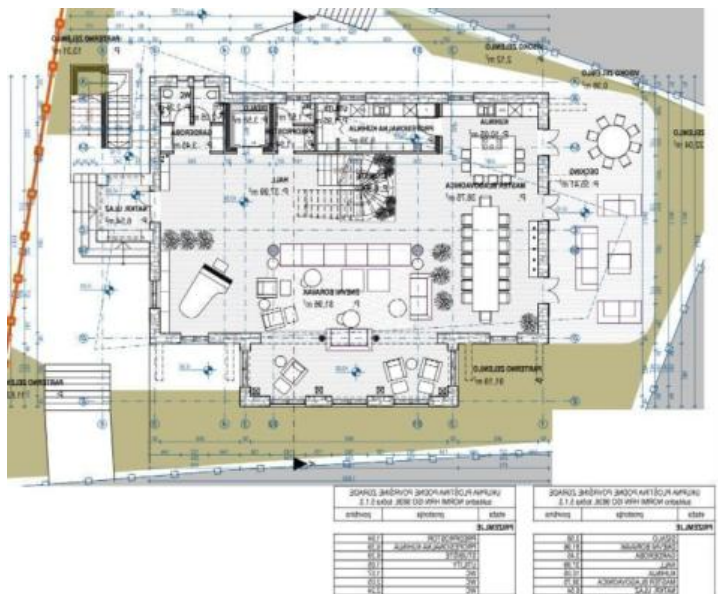
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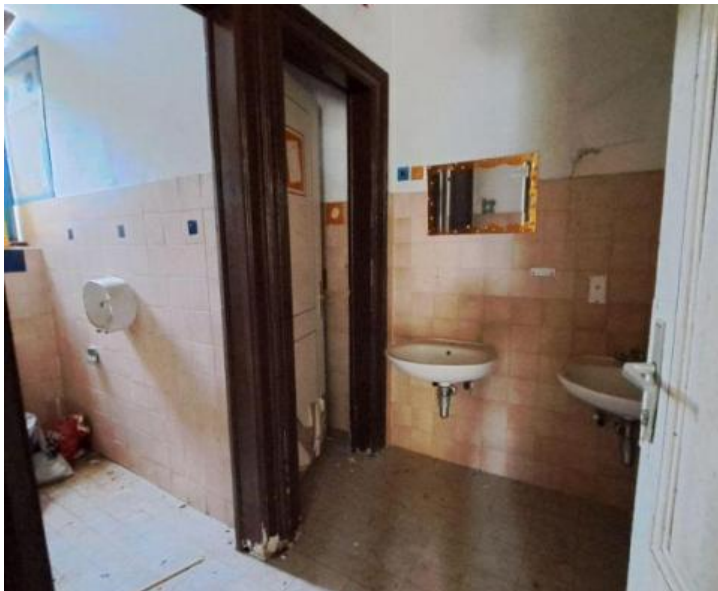
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