

Villa

Lovran, Kvarner



Ref	RE-U-17993
Type	Villa
Region	Kvarner > Opatija
Location	Lovran
Front line	No
Sea view	Yes
Distance to sea	100 m
Floorspace	75 sqm
Plot size	121 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 589 000

Luxury terraced villetta only 100 meters from the beach with sea view in Lovran, Opatija riviera! Lovran got its name from the laurel that grows wildly in abundance in its surroundings. The old ancient name of Lovran was Lauriana, which in translation simply means "city of laurel". The project consists of 5 luxury houses in a row, each of which has a separate entrance, a view of the sea and a garden with a swimming pool and parking.

VILLETTA F - living area 75 m² with garden area 121 m², has 2 bedrooms, 2 bathrooms + 1 toilet. The apartment extends over two floors.

The ground floor consists of an entrance area with a staircase, a toilet, a living room with a kitchen and a dining room.

The 1st floor consists of a hallway and staircase, two bedrooms with bathrooms and a terrace.

MATERIALS

- external load-bearing walls made of brick blocks with a thickness of 25 cm
- facade treated with silicate plaster in a light pastel tone
- JOINERY - PVC exterior joinery, glazed with thermal glass, with blinds
- HEATING/ COOLING - heating/cooling with inverter air conditioners
- FLOORS - the floors are a combination of stone, quality ceramic tiles and varnished parquet

25% VAT is included in the price, the buyer is exempt from real estate sales tax.

In the case of a purchase from a company registered in Croatia, a full VAT refund is possible after the sale.

An ideal property for a luxurious family life, but also suitable as an investment in the form of elite tourism.

Great investment!

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:
7853 €

Average price/m² of this type
in this region:
5765 €

Median price/m² of this type
in this region:
4286 €

Average price/m² of this type
in Croatia:
4349 €

Median price/m² of this type
in Croatia:
3861 €

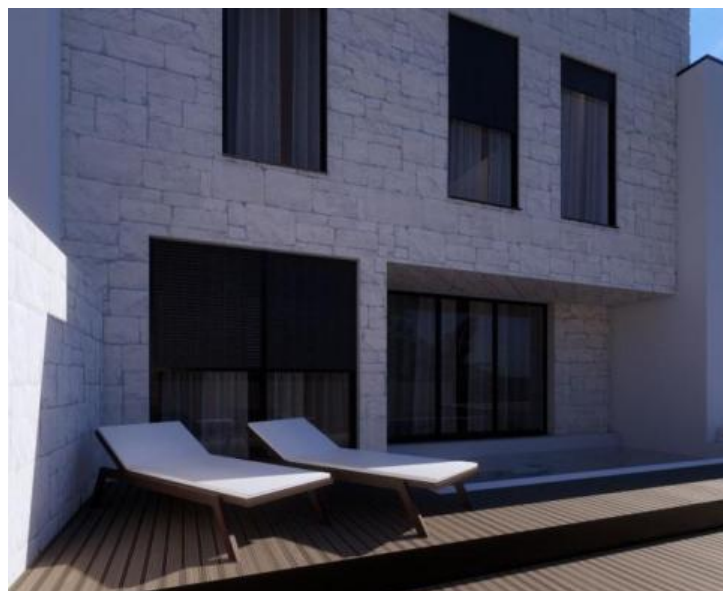
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