

# Apartment

## Lovran, Kvarner



<b>Ref</b>	RE-U-23023
<b>Type</b>	Apartment
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Lovran
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	90 m
<b>Floorspace</b>	145 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 624 000

Exclusive apartment in an Lovran Austro-Hungarian villa, 120 m<sup>2</sup> with sea view, only 90-100 meters from the beach + 25m<sup>2</sup> guest apartment!

Welcome to an exclusive apartment located in a beautiful Austro-Hungarian villa, unique in its history and charm in the center of Lovran and near Opatija.

This incredible property covers a spacious 120m<sup>2</sup> (entire floor) and offers a luxurious interior that will delight you.

An addition to this property is an apartment in the basement, which has also been newly renovated and is included in the sale.

The main apartment consists of three spacious bedrooms, a bright living room, a spacious hallway and a charming balcony with an unforgettable view of the sea.

Not only is this villa extremely beautiful, but it is also located only 100 meters from a beautiful beach, which is ideal for anyone who appreciates proximity to the sea.

This apartment is completely newly renovated and carefully decorated to provide comfort and elegance.

It is luxuriously furnished with the most modern and high-quality pieces of furniture to make you feel right at home. Also, when decorating the interior, practical built-in wardrobes were added, which ensure the storage of many things.

A big plus of this offer is the additional apartment in the basement, which is also completely newly renovated and furnished. This option opens up many possibilities, from additional accommodation for guests to the possibility of renting out for additional income.

In the end, this means that a 120m<sup>2</sup> floor + 25m<sup>2</sup> apartment is for sale.

The apartment includes a parking space that is available for long-term lease and is located right next to the villa. Practicality and safety for your vehicle. Finding this condition on the market is a rare opportunity. The proximity to the sea, the beauty of the architecture and the superbly decorated interior make this property special.

If you want to explore the possibility of living in an oasis of peace with luxury and historical charm, this is the ideal opportunity for you.

Top investment in the center of Lovran, 100 meters from the sea and generally on the Opatija Riviera. Rare chance.

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>:  
4303 €

Average price/m<sup>2</sup> of this type  
in this region:  
4937 €

Median price/m<sup>2</sup> of this type  
in this region:  
4907 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4485 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4163 €

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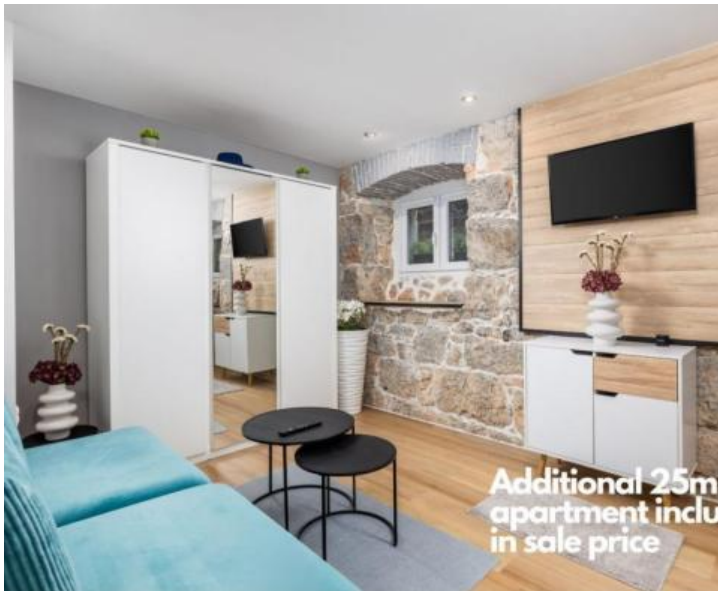
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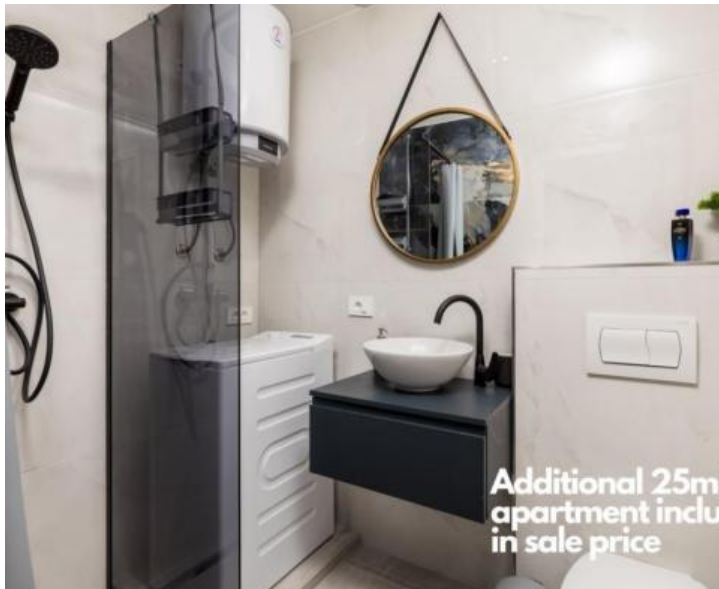
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