

Apartment

Lovran, Kvarner



Ref	RE-U-17565
Type	Apartment
Region	Kvarner › Opatija
Location	Lovran
Front line	Yes
Sea view	Yes
Distance to sea	1 m
Floorspace	136 sqm
No. of bedrooms	3

Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

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No. of bathrooms

2

Price

Price upon request

Behold, an abode of distinction unfolds upon the cusp of Lovran, an apartment ensconced in the ancestral embrace of a well-preserved historical villa, **on the 1st line to the sea**, gracing the foremost line to the undulating sea with an ingress to the aqueous realm and a verdant terrestrial haven! A complete dominion, spanning 136 square meters, lays claim to the entire second storey of this Austro-Hungarian edifice, where comfort takes root, a creation conceived by the visionary minds of Viennese architects.

This sanctum, an embodiment of comfort, unfolds its narrative across six chambers, commencing with the grandeur of an entrance hall, akin to a melodic prelude on a piano, leading into the expansive living quarters, three chambers of repose, a culinary precinct melded with a dining expanse, and two private chambers of ablution. A resplendent terrace, stretching over 25 square meters, and a southwest-facing balcony gracing the chamber of repose, become stages for the theatre of sun-kissed contemplation. Gaze through each casement, as the azure sea unveils its perpetual ballet, harmonizing with the lofty elevation of 3-meter ceilings.

The villa, a testament to its pristine state, stands as an eloquent testimony to the harmonious accord amongst its custodians. A manifestation of architectural prowess, this residence, with its unique character and judiciously planned interior, occupies a demesne ensconced within a private, guarded precinct of 1000 square meters, affording its denizens exclusive descent to the maritime expanse via a dedicated stairwell. Gardens, collective in ownership, stand as shared tapestries of horticultural delight, while the subterranean realm harbors a repository and a parking berth, all appended to the regal estate.

In the annals of the Volosko-Lovran promenade, this villa, one amongst five, reigns supreme upon the seaboard's edge, an unequivocal assertion substantiated by its unimpeded adjacency to the cerulean depths, bereft of any thoroughfare beneath its august foundations. For those enamored by the authentic allure of heritage structures, the opulence of refinement, and the allure of a personal shoreline retreat, here beckons an extraordinary prospect. Consultations, in the realm of embellishment and delicate enhancements, stand as an offering, an accompaniment to the stewardship of this resplendent dwelling.

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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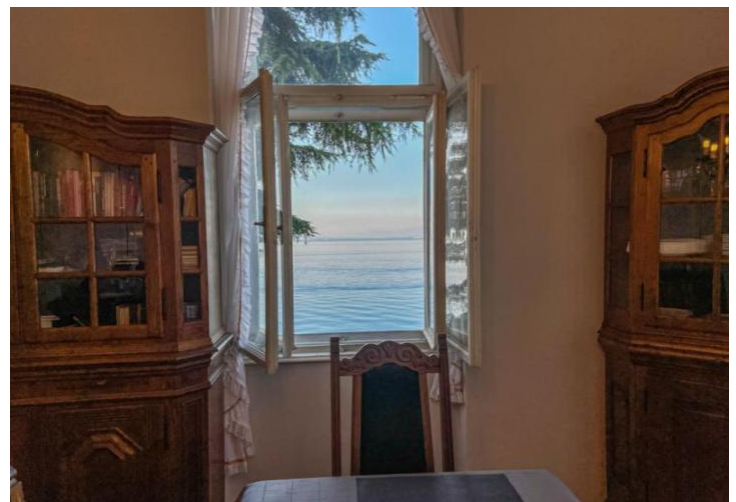
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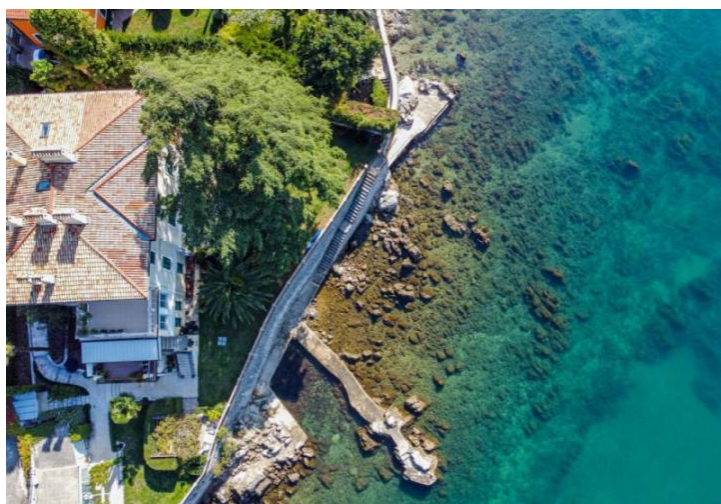
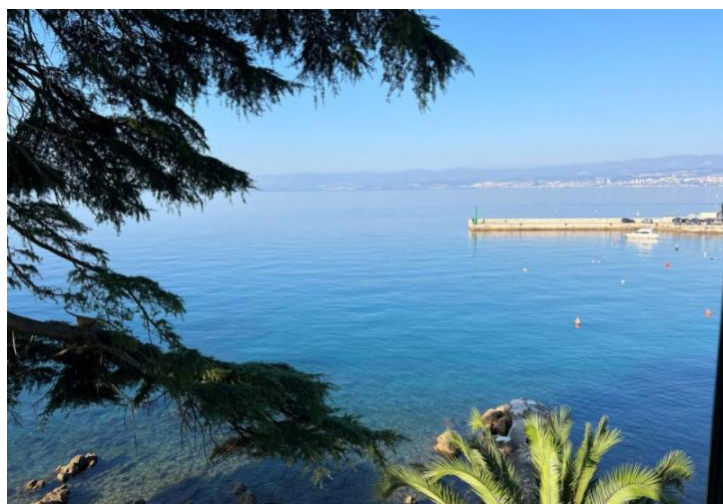
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