

# Villa

## Lovran, Kvarner



<b>Ref</b>	RE-AB-O11
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Lovran
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	10 m
<b>Floorspace</b>	1900 sqm
<b>Plot size</b>	2100 sqm
<b>Price</b>	€ 9 000 000

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Fully remodelled bright villa in Lovran, 1st row to the sea!

A meticulously renovated boutique edifice, harmoniously blending old-world charm with contemporary elegance, graces the beachfront of the Opatija Riviera. Set against the breathtaking backdrop of the Adriatic, this fully refurbished gem boasts an exceptional design that seamlessly integrates the old and new wings.

Nestled on a generous land plot spanning 2100 square meters, the villa unfolds its splendor across various levels:

- Ground floor, first floor, second floor, and a new wing collectively occupy 773.10 square meters.
- A covered terrace adds an additional 81.30 square meters of alfresco space.
- An open terrace of 12.90 square meters captures the coastal ambiance.
- Storage spaces and a well-appointed kitchen contribute 145.11 square meters to the functional layout.
- The garage, a spacious sanctuary for vehicles, encompasses an impressive 341.00 square meters.
- An elevator ensures seamless access across the property and occupies 14.00 square meters.
- A sprawling terrace, providing panoramic views, spans 522.00 square meters.

In totality, this architectural masterpiece commands an impressive 1900 square meters.

The villa's internal configuration is thoughtfully structured:

- Ground floor: Welcoming guests with an entry lounge, reception, restaurant, and café bar, complemented by essential facilities.
- First floor: Home to two luxurious suites, a storage area, and an elegantly designed hall.
- Second floor: Showcasing a presidential suite spanning 93 square meters, a haven of refined indulgence.

Additionally, seven versatile rooms offer the flexibility to serve as offices, a library, a gym, a sauna, and storage spaces. A covered terrace of 81 square meters in the new wing further enriches the property.

This is not merely a residence; it is a unique testament to architecture and location, a coastal haven where historic charm meets contemporary sophistication.

This gorgeous adobe can be a fantastic home for a shiekh or become a boutique-hotel.

Photo is provided for illustrative purposes only.

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>:  
4737 €

Average price/m<sup>2</sup> of this type  
in this region:  
15993 €

Median price/m<sup>2</sup> of this type  
in this region:  
12500 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
7957 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
6667 €

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