

# Apartment

## Lovran, Kvarner



<b>Ref</b>	RE-U-39544
<b>Type</b>	Apartment
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Lovran
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	50 m
<b>Floorspace</b>	158 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 805 000

Exclusive apartment with 3 bedrooms, just 50 m from the sea, in a boutique residence with indoor swimming pool is offered for sale in Lovran!

The apartment is part of a modern and well-built villa that includes an indoor heated swimming pool, available to all residents throughout the year - perfect for relaxation regardless of the season. The architectural design of the interior and exterior follows contemporary trends, and the layout of the rooms provides maximum comfort and functionality. This property is ideal for those looking for a premium living space by the sea - either for permanent residence, luxury vacation or as an investment for tourist rental.

An exclusive apartment in Lovran is for sale, located just 50 meters from the beautiful beach, in a modern villa with a total of six residential units.

This is a luxury property in an exceptional location that offers the perfect combination of privacy, peace and close proximity to all amenities - shops, restaurants, promenades and cultural attractions.

The apartment is spread over two floors with a total area of 153.50 m<sup>2</sup>, including a covered terrace of 9.43 m<sup>2</sup>, which offers an ideal space for relaxation with a view.

On the first floor there is an entrance hall, toilet, hallway, staircase, two spacious bedrooms, bathroom and kitchen with dining room, while on the second floor there is a spacious living room, additional toilet and access to the roof terrace.

Unique opportunity!

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>:  
5095 €

Average price/m<sup>2</sup> of this type  
in this region:  
7025 €

Median price/m<sup>2</sup> of this type  
in this region:  
5682 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
5728 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
5174 €



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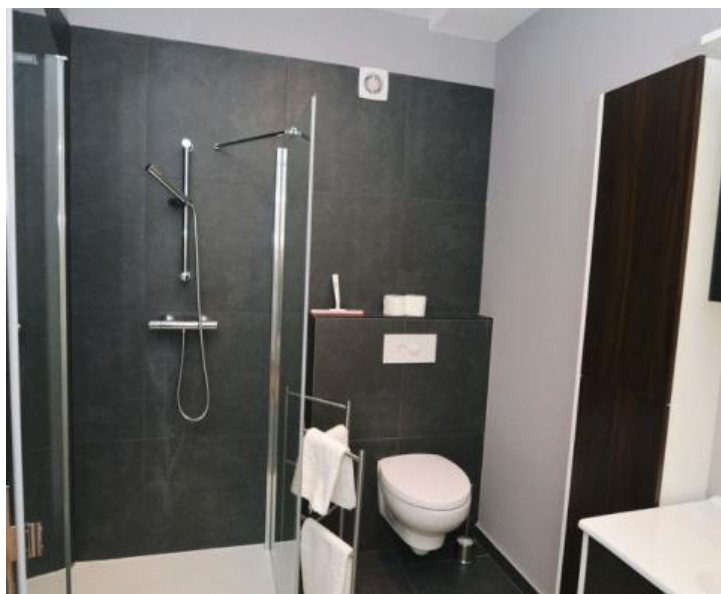
Lovran, Kvarner



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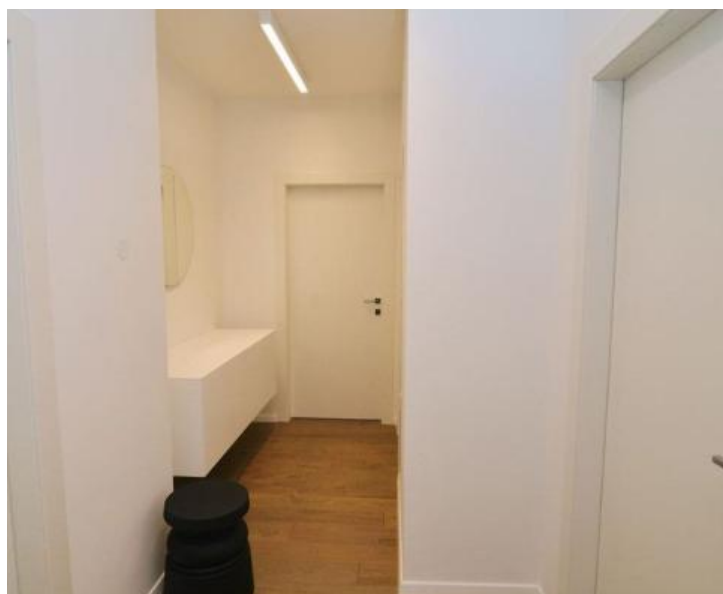
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