

Apartment

Lovran, Kvarner



Ref	RE-U-5771
Type	Apartment
Region	Kvarner › Opatija
Location	Lovran
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	129 sqm
Plot size	183 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 542 000

Outstanding new modern apartment in Lovran in a luxury residence 200 meters from the sea!

APARTMENT J1 - 64.5m² GROUND FLOOR + SWIMMING POOL AND LAND (247.5m² GROSS - 129m² NET).

It is located in a quiet and peaceful position, and yet close to all necessary facilities for a quality life.

The building is south oriented with large glass walls in all rooms on the south side, so that these rooms offer a panoramic view of the entire Kvarner Bay. The building consists of 6 luxury residential units.

Apartment offers entry, two bedrooms, bathroom, salon with kitchen, terrace.

Storage, parking place.

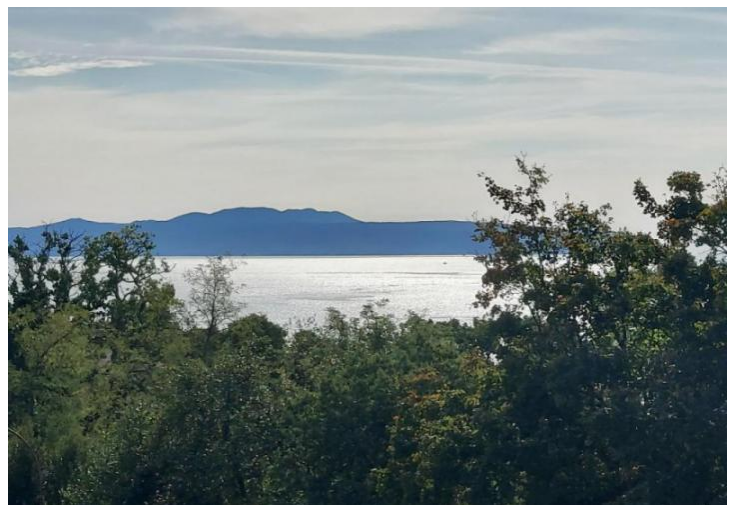
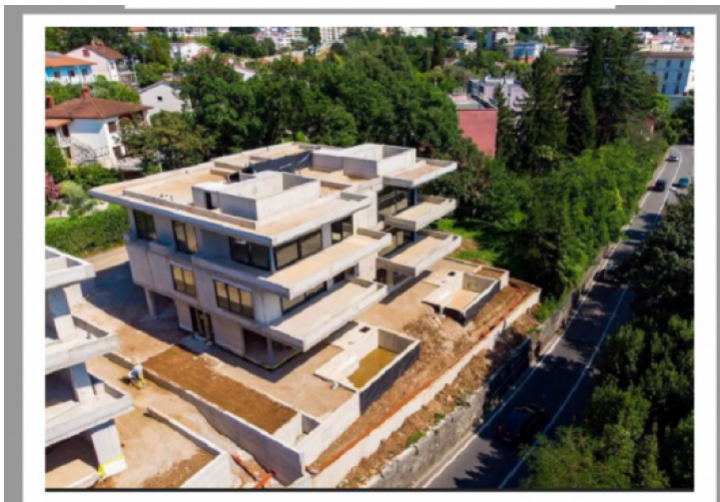
The villa is well built and luxuriously equipped, all built-in materials, floor and wall coverings are to the highest standards:

- stone wool 10 cm thick
- underfloor heating
- heat pumps
- top aluminum joinery: Schuco ASS70
- Waterproofing: SIKa 2.0 mm
- Hydro equipment: Geberit
- Heating: Duct air conditioners
- Underfloor heating: Yes

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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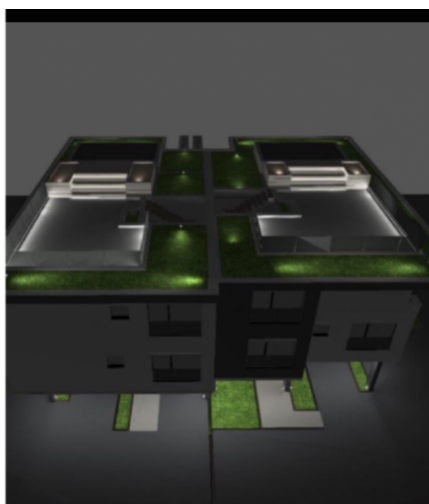
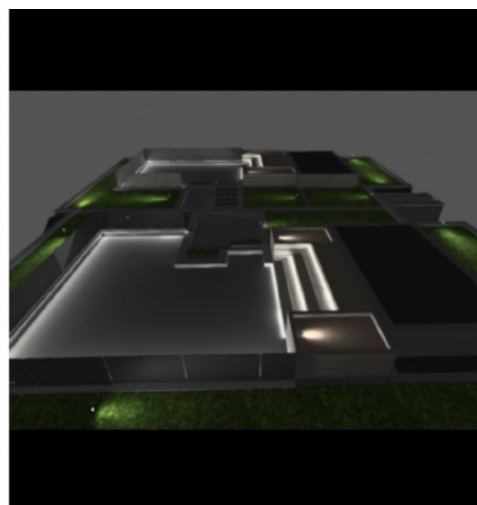


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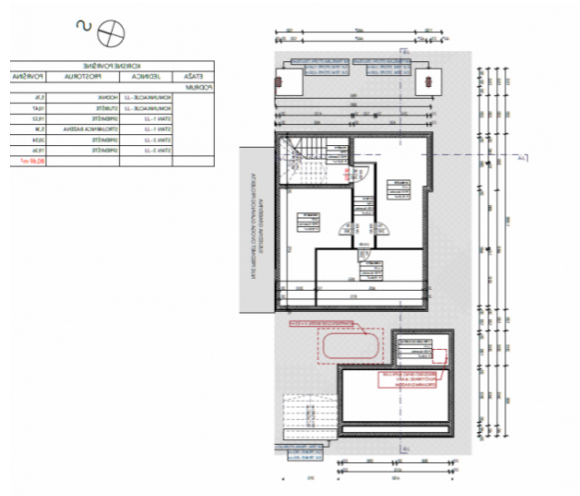
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JUG KVDATURAR 5m			
153 0802	1.53 0802	2.6052	1.53 0802
0.4	0.1	0.1	0.4
0.325	0.1	0.1	0.325
0.205	0.1	0.1	0.205
5.418	0.5	0.5	5.418
0.01	0.2	0.2	0.01
13.04	0.2	0.2	13.04
1.252	0.25	0.25	1.252
7.805	0.25	0.25	7.805
17.85	1	1	17.85
UKUPNO STAMENJO	66.210	66.210	66.21
BAZEN	17.850	17.850	
SPREMISTE	15.350	15.350	
PARKING MESTO 1	12.000	12.000	
ZELENJO	2.950	2.950	
ZELENJO	3.250	3.250	
ZELENJO	4.000	4.000	
ZELENJO	32.940	32.940	
ZELENJO	17.960	17.960	
ZELENJO	7.22	7.22	
UKUPNO STUBITE	247.500	247.500	1.53 0802
WC	1.080	1.080	1.08
S08A	10.800	10.800	10.85
S08A	10.210	10.210	10.21
PREDPOSILJE	5.470	5.470	5.47
KUPAONIA	2.170	2.170	2.17
KUHINJA BLAGOVACIJA I DNEVNI BORAVAK	25.840	25.840	25.84
HOOBICA	2.410	2.410	2.43
GARDEROBA	5.470	5.470	5.47
PRIZEMLJE STAN 1 I			



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