

# House

## Lovran, Kvarner



|                        |                   |
|------------------------|-------------------|
| <b>Ref</b>             | RE-U-10903        |
| <b>Type</b>            | House             |
| <b>Region</b>          | Kvarner > Opatija |
| <b>Location</b>        | Lovran            |
| <b>Front line</b>      | No                |
| <b>Sea view</b>        | Yes               |
| <b>Distance to sea</b> | 100 m             |
| <b>Floorspace</b>      | 270 sqm           |
| <b>Plot size</b>       | 1031 sqm          |

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|                         |           |
|-------------------------|-----------|
| <b>No. of bedrooms</b>  | 3         |
| <b>No. of bathrooms</b> | 2         |
| <b>Price</b>            | € 510 000 |

House on the 2nd line to the sea in Lovran - absolutely unique!

With a total area of 250m<sup>2</sup> and an additional 25m<sup>2</sup> bungalow apartment, this property is set on a generous 1031m<sup>2</sup> land plot.

The main house is a detached two-story structure with 2 levels, connected by an internal staircase.

The ground floor comprises a kitchen, bathroom, dining room, and living room, while the upper floor features three bedrooms with bathrooms, a hallway, and a storage room.

The property boasts a lovely garden with sea views, meticulously landscaped and well-maintained over the years. There's even space available for a potential swimming pool within the garden.

Currently, the owners cultivate a variety of vegetables in the garden, and several fruit trees grace the premises.

Within the garden, two smaller buildings can be found, one of which is a separate 25m<sup>2</sup> bungalow apartment. This bungalow apartment consists of a bedroom, kitchen, and bathroom, with its own enclosed yard, providing privacy within the larger yard.

For convenience, there are two parking spaces in front of the house, and the entire property is well-kept and orderly. The property offers the unique advantage of being a mere 10-second walk from the sea and the beach!

Medveja, nestled at the foot of the lush Učka mountain and located right by the sea, is a natural haven for outdoor enthusiasts, situated near Opatija. Surrounded by indigenous Mediterranean vegetation, it offers numerous hiking and mountain biking trails, making it an ideal destination for active holiday seekers. Medveja is also an excellent choice for families, thanks to its proximity to a stunning pebble beach, often considered one of the most beautiful in the Kvarner region. This beach is a captivating sight, radiating a unique beauty that creates lasting memories. It's suitable for families and provides various recreational opportunities, including swimming, diving, boating, and paragliding. Additionally, you'll find a wealth of restaurants, bars, and cafes, ensuring that you can savor the experience for a long time. Medveja offers the perfect balance of tranquility and convenience, as it's a short distance away from the vibrant city life found in the surrounding towns on the Opatija Riviera, including Mošćenička Draga, Lovran, and Opatija.

#### THINGS TO SEE AND DO IN MEDVEJA:

- Enjoy the long pebble beach
- Explore water sports such as diving, boating, and paragliding
- Embark on adventures in Učka Mountain/Učka Nature Park
- Partake in hiking, mountain biking, and other outdoor sports
- Experience camping

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- Explore the nearby attractions of Opatija, Lovran, and Mošćenička Draga

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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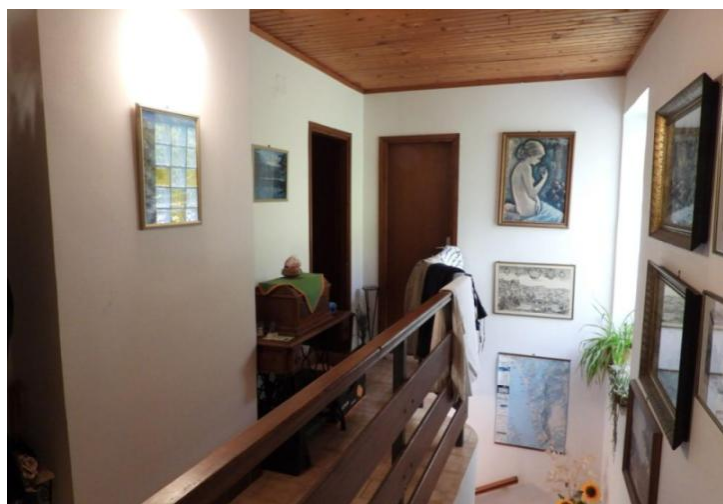
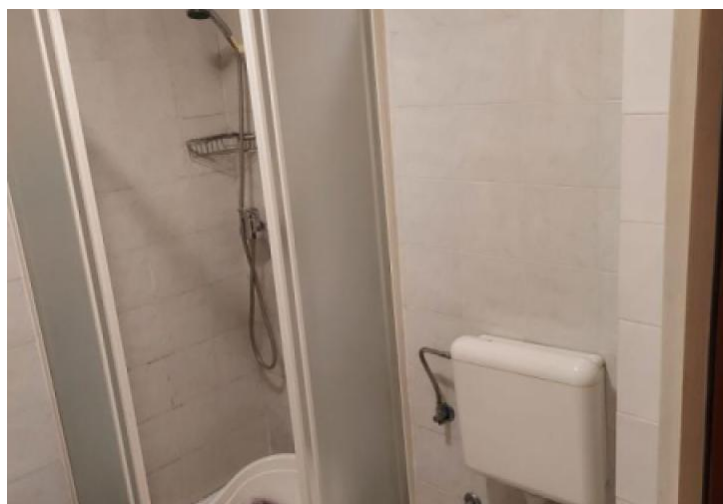
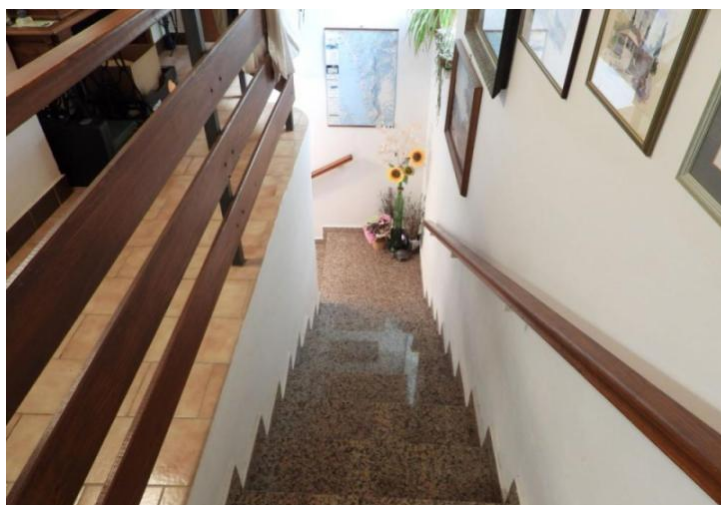
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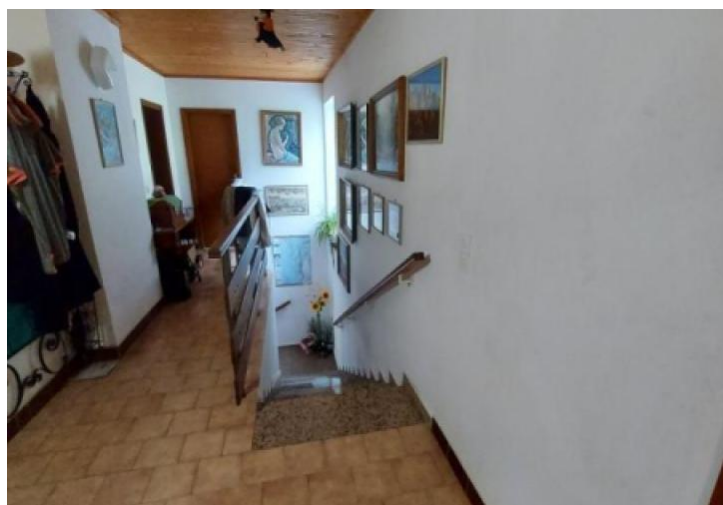
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