

# Villa

Lovran, Kvarner



|                        |                   |
|------------------------|-------------------|
| <b>Ref</b>             | RE-U-24194        |
| <b>Type</b>            | Villa             |
| <b>Region</b>          | Kvarner > Opatija |
| <b>Location</b>        | Lovran            |
| <b>Front line</b>      | No                |
| <b>Sea view</b>        | Yes               |
| <b>Distance to sea</b> | 300 m             |
| <b>Floorspace</b>      | 625 sqm           |
| <b>Plot size</b>       | 866 sqm           |

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|                         |             |
|-------------------------|-------------|
| <b>No. of bedrooms</b>  | 11          |
| <b>No. of bathrooms</b> | 7           |
| <b>Price</b>            | € 2 500 000 |

A beautiful villa with a swimming pool in the center of Lovran, 300 meters from the sea!  
Total area is 625 sq.m. Land plot is 866 sq.m.

For sale is a beautiful detached Mediterranean-style villa with five residential units, naturally divided into four floors: basement, ground floor, and first floor. In the basement, there are three garages with four parking spaces and a studio apartment. Additionally, there is a comfortable one-room apartment in the basement, comprising a bedroom, a living room with a kitchen, a bathroom, and a terrace with a fireplace/barbecue.

On the mezzanine floor, a two-story, large four-room apartment is situated with a kitchen, living room, dining room, two bathrooms, a toilet, a laundry room, and a beautiful terrace. This terrace is connected by external stairs to the surrounding land and pool. On the ground floor, there is a comfortable two-room apartment consisting of two bedrooms, a living room with a kitchen, a bathroom, and two balconies. On the first floor, there is another two-room apartment with the same layout and a beautiful view towards Kvarner.

The apartments are tastefully furnished and decorated, with great attention to detail during construction and decoration. The house features the highest quality materials, including solar panels for heating the pool. It has a boiler room, heating and cooling with a heat pump, and the largest two-story apartment also has water-based underfloor heating, while the other apartments have heating/cooling units.

The detached house, located on a fenced, landscaped garden, offers peace and privacy from the neighborhood. The well-maintained environment, paved terraces, parking lots, forged fences, swimming pool, and barbecue create a perfect whole. A pergola in the yard adds charm, and there is a communication/passage for all parts of the house, as well as an exit to the fenced, cultivated garden, ensuring complete intimacy for enjoyment.

The property is a small estate, characterized by a paved courtyard, beautifully landscaped garden, and high stone walls, giving it the impression of a lordly property. In the south-western part of the house, there is a beautiful swimming pool (8X4), a sunbathing area, and a promenade. Behind the house, there is a table tennis table. The property is equipped with an alarm and video surveillance system.

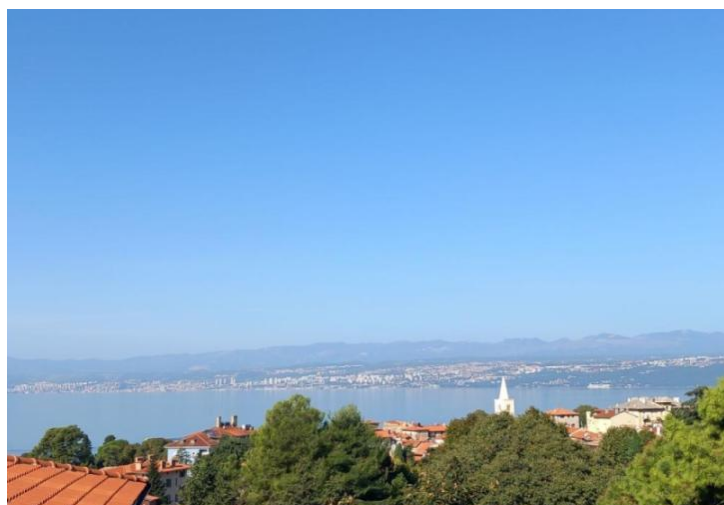
Architecturally conceived and constructionally perfect, refined by design and furnished, it is a true villa. This is a great opportunity for investment, living, or a combination of work and private life. It is sold fully furnished and equipped, providing maximum comfort, convenience, and privacy. The house is rented for tourists, categorized for 16 people, generating excellent income. Don't miss this 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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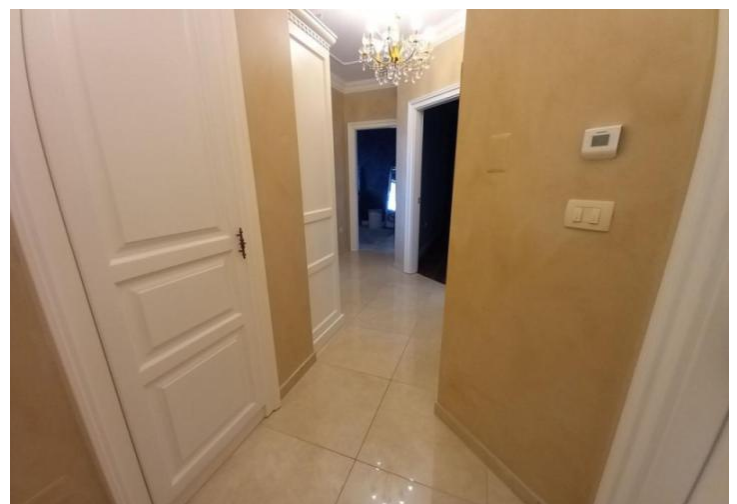


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