

Investment project

Lovran, Kvarner



Ref	RE-AB-LOVR8
Type	Investment project
Region	Kvarner › Opatija
Location	Lovran
Front line	No
Sea view	Yes
Distance to sea	3500 m
Plot size	3836 sqm
Price	€ 1 300 000

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We are pleased to offer you an exclusive ready-made construction project for sale in Lovran/Opatija. With a legally binding building permit and a variety of attractive features, this project presents itself as an outstanding investment opportunity.

Location: Lovran

Plot size: 3,836 m²

Building permit: Approved for the construction of 5 villas with a total of 13 apartments.

Infrastructure: Municipal and water taxes have already been paid

Architecture: Modern design

Distance to the sea: Only 3.5 km

View: Offers a beautiful panoramic view

The project includes:

- Two semi-detached houses, each with 2 double-storey apartments
- Each apartment has a private pool on the ground floor
- Three villas, each with 3 residential units and a penthouse.

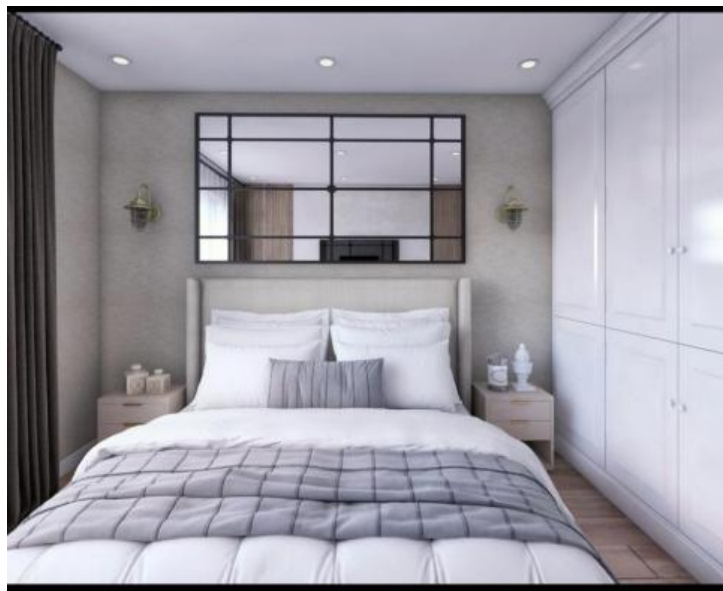
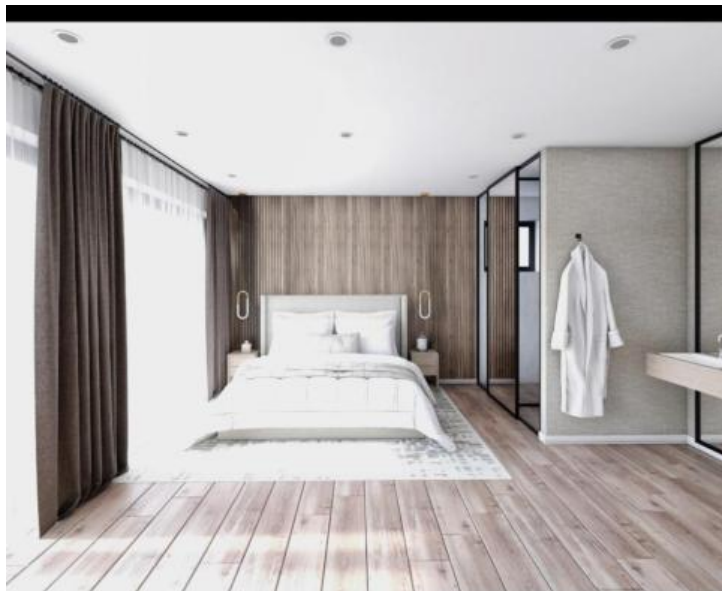
Construction can begin immediately and the purchase can be completed as either an asset deal or a share deal. We would be happy to provide you with further information or a viewing.

You can start construction right after purchase!

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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FIRST FLOOR:

APARTMENT 3.A:	
(A.7) HALLWAY	7.32 m ²
(A.8) ROOM	10.62 m ²
(A.9) BATHROOM	3.60 m ²
(A.10) ROOM	11.95 m ²
(A.11) ROOM	20.61 m ²
(A.12) BATHROOM	1.13 m ²
APARTMENT 3.A:	60.23m²
(A.13) COVERED TERRACE	9.12 m ²
TOTAL APARTMENT 3.A:	69.35m²

APARTMENT 3.B:	
(B.7) HALLWAY	7.32 m ²
(B.8) ROOM	10.62 m ²
(B.9) BATHROOM	3.60 m ²
(B.10) ROOM	11.58 m ²
(B.11) ROOM	20.54 m ²
(B.12) BATHROOM	1.13 m ²
APARTMENT 3.B:	60.16m²
(B.13) COVERED TERRACE	9.28 m ²
TOTAL APARTMENT 3.B:	69.44m²



SECOND LEVEL:

APARTMENT 3.A:	
(A.14) ENTRANCE	2.32 m ²
(A.15) KITCHEN, DINING AND LIVING ROOM	40.12 m ²
(A.16) TOILET	2.03 m ²
(A.17) HALLWAY	8.26 m ²
(A.18) BATHROOM	3.60 m ²
(A.19) ROOM	11.00 m ²
(A.20) ROOM	11.10 m ²
(A.21) ROOM	25.23 m ²
(A.22) BATHROOM	1.29 m ²
APARTMENT 3.A:	105.00m²
(A.23) COVERED TERRACE	42.12 m ²
TOTAL APARTMENT 3.A:	147.12m²



GROUND LEVEL:

APARTMENT 3.A:	
(A.1) ENTRANCE	2.32 m ²
(A.2) KITCHEN, DINING AND LIVING ROOM	40.12 m ²
(A.3) TOILET	2.03 m ²
(A.4) HALLWAY	8.26 m ²
(A.5) BATHROOM	3.60 m ²
(A.6) ROOM	11.00 m ²
(A.7) ROOM	11.10 m ²
(A.8) ROOM	25.23 m ²
(A.9) BATHROOM	1.29 m ²
APARTMENT 3.A:	105.00m²
(A.10) COVERED TERRACE	42.12 m ²
TOTAL APARTMENT 3.A:	147.12m²



SECOND FLOOR:

APARTMENT 3.C:	
(C.1) ENTRANCE	2.32 m ²
(C.2) KITCHEN, DINING AND LIVING ROOM	40.12 m ²
(C.3) TOILET	2.03 m ²
(C.4) HALLWAY	8.26 m ²
(C.5) BATHROOM	3.60 m ²
(C.6) ROOM	11.00 m ²
(C.7) ROOM	11.10 m ²
(C.8) ROOM	25.23 m ²
(C.9) BATHROOM	1.29 m ²
APARTMENT 3.C:	105.00m²
(C.10) COVERED TERRACE	42.12 m ²
TOTAL APARTMENT 3.C:	147.12m²

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