

Apartment

Lovran, Kvarner



Ref	RE-U-29081
Type	Apartment
Region	Kvarner > Opatija
Location	Lovran
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	120 sqm
No. of bedrooms	1

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No. of bathrooms

1

Price

Price upon request

Top-quality apartment ready for furnishing with a panoramic view and close to the sea in Lovran, 200 meters to the sea.

The apartment offers a distinct opportunity, boasting spacious rooms complemented by two balconies. The open-concept ground floor spans 60 m² and features a kitchen, bathroom, living area, and a private terrace with breathtaking views of the azure sea. A centrally positioned staircase ascends to a generous 50 m² attic, presenting potential for one or two additional bedrooms, customizable to one's preferences. This floor also houses a spacious bathroom, and its south-facing aspect opens to another private terrace, ensuring warm, inviting temperatures and ample natural light year-round.

Highlighting the unique Mediterranean architecture, the building houses only five apartments. Nestled in a tranquil cul-de-sac and enveloped by verdant foliage, the location guarantees serenity and utmost privacy. The quaint and historic town of Lovran, along with its pristine beach, is merely a two-minute walk away. On-site parking is available within the garden, and complimentary street parking is provided for guests.

The apartment is offered in an advanced stage of renovation, including carpentry, allowing the buyer to tailor the space to their liking. This property presents an exceptional opportunity to own a residence in the charming town of Lovran, boasting mesmerizing sea views and situated just 200 meters from the renowned Lungomare promenade and the nearest beach. The building holds a valid use permit and features clear ownership.

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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Average price/m² of this type
in this region:
4986 €

Median price/m² of this type
in this region:
4921 €

Average price/m² of this type
in Croatia:
4478 €

Median price/m² of this type
in Croatia:
4127 €

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