

## OPATIJA, LOVRAN - Ekskluzivan stan u austro-ugarskoj vili, 120m2 s pogledom na more, 100m od plaže, Lovran, Flat



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	OPATIJA, LOVRAN - Ekskluzivan stan u austro-ugarskoj vili, 120m2 s pogledom na more, 100m od plaže
Property for:	Sale
Property area:	120 m <sup>2</sup>
Floor:	2
Bedrooms:	5
Bathrooms:	3
Balcony area:	10 m <sup>2</sup>
Terrace area:	10 m <sup>2</sup>
Price:	624,000.00 €
Updated:	Aug 09, 2024

### Condition

Last renovation:	2022
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### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Lovran
City area:	Lovran
ZIP code:	51415

### Permits

Building permit:	yes
Ownership certificate:	yes

### Parking

Number of parking spaces:	1
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### Description

Description:	OPATIJA, LOVRAN - Exclusive apartment in an Austro-Hungarian villa, 120m2
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with sea view, 100m from the beach + 25m<sup>2</sup> apartment Welcome to an exclusive apartment located in a beautiful Austro-Hungarian villa, unique in its history and charm in the center of Lovran and near Opatija. This incredible property covers a spacious 120m<sup>2</sup> (entire floor) and offers a luxurious interior that will delight you. An addition to this property is an apartment in the basement, which has also been newly renovated and is included in the sale. The apartment consists of three spacious bedrooms, a bright living room, a spacious hallway and a charming balcony with an unforgettable view of the sea. Not only is this villa extremely beautiful, but it is also located only 100 meters from a beautiful beach, which is ideal for anyone who appreciates proximity to the sea. This apartment is completely newly renovated and carefully decorated to provide comfort and elegance. It is furnished with the most modern and high-quality pieces of furniture to make you feel right at home. Also, when decorating the interior, practical built-in wardrobes were added, which ensure the storage of many things. A big plus of this offer is the additional apartment in the basement, which is also completely newly renovated and furnished. This option opens up many possibilities, from additional accommodation for guests to the possibility of renting out for additional income. In the end, this means that a 120m<sup>2</sup> floor + 25m<sup>2</sup> apartment is for sale. The apartment includes a parking space that is available for long-term lease and is located right next to the villa. Practicality and safety for your vehicle. Finding this condition on the market is a rare opportunity. The proximity to the sea, the beauty of the architecture and the superbly decorated interior make this property special. If you want to explore the possibility of living in an oasis of peace with luxury and historical charm, this is the ideal opportunity for you. TOP investment in the center of Lovran, 100 meters from the sea and generally on the Opatija Riviera. Dear clients, the agency commission is charged in accordance with the General Business Conditions  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 23023

### Additional contact info

Reference Number: 507911  
Agency ref id: 23023