

## OPATIJA, MEDVEJA - kuća 340 m2 s pogledom na more i okoliš 800m2, Lovran, House



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
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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, MEDVEJA - kuća 340 m2 s pogledom na more i okoliš 800m2
Property for:	Sale
House type:	detached
Property area:	340 m <sup>2</sup>
Lot Size:	1000 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	8
Price:	720,000.00 €
Updated:	Aug 15, 2024

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Heating

Central heating:	yes
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### Parking

Number of parking spaces:	4
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### Description

Description:	OPATIJA, MEDVEJA - house 340 m2 with a view of the sea and the environment 800 m2 Detached house with 3 apartments approx. 800 m as the crow flies from the sea, has a panoramic view of the sea and a southern orientation. The house consists of: - one two-room apartment of approx. 70 m2, which is categorized for tourist rental - two three-room apartments, each 130 m2, of which the one in the high attic is still unfinished. In the basement there is also a cellar of about 10 m2. The house was recently renovated, the roof and exterior carpentry were changed,
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and a new facade with 10 cm insulation was made. Heating is possible with pellets, central fuel oil, but there are also air conditioners. Clean and tidy property. It is sold fully furnished with first-class furniture and appliances. Certainly a beautiful property for a luxurious family life, but also suitable as an investment in the form of elite tourism. This property is 800 km from the sea as the crow flies, or 1 km by car (approx. 2 minutes).

**MEDVEJA:** Located by the sea at the foot of the green Učka mountain, Medveja is a true paradise for nature lovers in the immediate vicinity of Opatija. It is surrounded by the lush greenery of indigenous Mediterranean vegetation and offers numerous trails for hiking and mountain biking, and is an ideal destination for lovers of active vacations. Medveja is also an excellent choice for a family vacation: it is located in the immediate vicinity of a long pebble beach, one of the most beautiful in the Kvarner area. Many are of the opinion that the famous long pebble beach is one of the most beautiful sights on the Adriatic coast; it radiates a special beauty and is a place where lasting memories are made. The beach in Medveja is suitable for families and offers various entertainment options – swimming, diving, boating and parasailing. There are also a large number of restaurants, bars and cafes on it. It is a place where you can really enjoy it for a long time. Far enough away from the bustling city bustle, Medveja is the right solution for relaxation and offers everything you need for a carefree vacation - comfortable accommodation, excellent restaurants, bars and shops. But if you decide to go out, don't worry - everything is within reach on the Opatija Riviera. We are a few kilometers away from Mošćenička Draga, Lovran and Opatija.

**WHAT TO SEE AND DO IN MEDVEJA** Long pebble beach Water sports - diving, boating and parasailing Učka Mountain / Učka Nature Park Hiking, mountain biking and other outdoor sports Camping Sightseeing in Opatija, Lovran and Mošćenička Draga Enjoying gastronomic delicacies Nightlife in bars on OPATIJA beach: Opatija, a beautiful coastal town located on the Adriatic Sea, is a famous tourist destination for tourists from all over the world. The city is surrounded by beautiful nature, at the foot of the Učka mountain. Real estate in Opatija offers a priceless view of the sea and the surrounding islands of Krk and Cres. Opatija is surrounded by charming small towns with old houses located in narrow streets rich in history. The streets of the city of Opatija are made up of properties that stand out with their specific architecture and villas that date from the Habsburg period. A large selection of beaches, crystal clear sea and various tourist services are the key factors that make Opatija a perfect tourist destination recognized by neighboring countries as an excellent investment choice. Real estate prices in this area are rising, rental occupancy is excellent, which has resulted in a return on investment of 5% to 10% and attracting foreign investors. Dear clients, the agency commission is charged in accordance with the General terms and conditions of business: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) Dear potential buyers, tenants and lessees, viewing the property that you are interested in and in which you have an interest is possible only and exclusively with the signing of the Real Estate Brokerage Agreement, for the purpose of protecting the owner of the property from visits by unregistered persons, and in accordance with the Data Protection Act and the Real Estate Brokerage Act. When viewing each

property, the potential buyer/lessee/lessee is required to fill out and sign the Real Estate Brokerage Agreement, which states the following: - basic information about the potential buyer/lessee/lessee - basic information about the agency - the amount of the agency commission The agency commission for the buyer is 3 % (+25% VAT) of the total agreed purchase price. The agency commission for the lessee is one monthly rent (+ 25% VAT). ID CODE: 24480

### Additional contact info

Reference Number: 528881  
Agency ref id: 24480