

OPATIJA, LOVRANSKA DRAGA - hotel i restaurant 600m2 s panoramskim pogledom u oazi mira + okoliš 1300m2, Lovran, Commercial property



Seller Info

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Company Name: DUX NEKRETNINE d.o.o.
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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, LOVRANSKA DRAGA - hotel i restaurant 600m2 s panoramskim pogledom u oazi mira + okoliš 1300m2
Property for:	Sale
Property area:	600 m ²
Floor:	4
Bedrooms:	25
Bathrooms:	15
Price:	2,500,000.00 €
Updated:	Jul 11, 2024

Location

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



Permits

Building permit:	yes
Ownership certificate:	yes

Heating

Central heating:	yes
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Parking

Number of parking spaces:	7
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Description

Description:	OPATIJA, LOVRANSKA DRAGA - hotel and restaurant 600m2 with a panoramic view in an oasis of peace + environment 1300m2 The villa is located in Lovranska Draga, surrounded by the greenery of Učka. The villa has 11 rooms, 3 apartments and a tavern. The rooms are located on the side with a sea view. All rooms are air-conditioned, have a balcony, satellite TV and WIFI, private bathroom with shower. If the property is to be used for tourist purposes, guests of the villa can enjoy the restaurant with a beautiful view of the sea. The parking lot
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around the villa is huge for quite a large capacity. On a steep mountain ridge, high above the sea, lies Lovranska Draga, a picturesque village that can be reached from Medveja or Lovran on the coast along interesting hiking trails that lead through beautiful natural landscapes. Located between the blue sky and the blue sea, Lovranska Draga offers a wonderful view of the highest peak of Učka and the entire Kvarner Bay, which stretches below you. Lovran is located on the clean Kvarner Bay and surrounded by the greenery of Mt. Uncle. The sea offers clean beaches and opportunities for water sports such as diving and rowing, and the slope is ideal for mountain biking and hiking. Lovran is truly a culinary destination for local flavors such as chestnuts, asparagus and cherries. Asparagus is held every April, and the Cherry Festival is held in June. The most famous gastronomic manifestation is Marunada, or the chestnut festival that Lovran hosts every October. Description of apartments/rooms: They are located on the second floor and each apartment has a beautiful view from a partially covered balcony. Two apartments have a wonderful view of the sea, while one has an idyllic view of the greenery and landscape. The apartments are spacious and modern, in some parts they have a minimum height of 120 cm. Near the apartment there is a famous restaurant where you can taste local cuisine and enjoy the panoramic view from the restaurant's large terrace. Visit magical and romantic Opatija and enjoy what this famous tourist town has to offer. **LOVRANSKA DRAGA - History:**

Lovranska Draga is a picturesque village located within the Učka Nature Park on the eastern slopes of the mountain. Until about twenty years ago, the population of Lovranska Draga intensively engaged in agriculture, especially viticulture and animal husbandry, especially sheep breeding. In addition to vines, vegetables and fruits were grown on the fertile land, the most important of which today are cherries and chestnuts. The scattered houses are connected by old paths and paths, but the ones that connect rural Lovran with the Medveja valley and the sea are more prominent. In the past, women from Lovranska Draga used to go to Lovran every day, carrying wood, milk and vegetables. On the approach to Lovranska Draga is the baroque church of St. Mihovil, the patron saint of the place. The settlement is surrounded by terraced vineyards and meadows, and with the highest peaks of Učka in the background, it forms a picturesque whole of special value. A stream flows through the village, which the locals call simply -Potok-. The most interesting part of the stream is the waterfall, one of the most beautiful waterfalls of PP Učka, to which a well-maintained walkway leads. **LOVRAN:** Lovran is a city with a long and rich past with a hundred-year tradition in tourism. It was named after the laurel (*laurus nobilis*) which grows abundantly in evergreen groves in the town and its surroundings. Lovran is located on the eastern coast of Istria in the Kvarner Gulf. It is located at the foot of the greenest and most vegetated mountain on the Adriatic - Učka. It is 19 km from our largest port Rijeka, 14 km from the train station in Matulji, and 80 km from the airport in Pula. It is surrounded by high mountains to the north and west (Učka 1396 m, Snježnik 1605 m, Risnjak 1528 m), and on the sea side by islands (Krk, Cres), and its position is exceptionally protected from the winds. In the winter months, the most common wind is the bora, which blows from the north and brings clear and cold weather.

Jugo brings rain and high humidity, and in the summer months the mistral brings freshness from the open sea, mitigating the heat and humidity. Lovran has preserved its historical core of the medieval urban concept. The old town was surrounded by a defensive wall and bastions on the foundations and walls of which houses were built over time. The courtyards of the Old Town are the charm and specialty of Mediterranean urban architecture. Behind the stone portal, the facades of the neighboring houses can be seen, decorated with staircases, porches and skodes, and in the middle of the courtyard rises the stone mouth of the cistern. In the 21st century, Lovran has a rich historical heritage, a centuries-old tourist tradition, preserved nature, built infrastructure, all of which enables the resurgence of tourism with sustainable development and compliance with all ecological standards. The good climate, lush Mediterranean vegetation and favorable geographical position enabled the strong development of tourism at the turn of the 19th and 20th centuries. Since that time, Lovran has been, along with Opatija, the most important place on the famous Riviera. Several villas built at that time are included in the world architectural heritage. The climate is Mediterranean with continental elements. The average winter air temperature is 7°C, summer 22°C, while the annual average is 13.3°C. Sea temperatures range from a minimum of 9°C in the winter months to a maximum of 26°C in August. Lovran has 2,230 sunny days per year and an average amount of precipitation of 1,500 liters per m². These specific microclimatic conditions allowed all Mediterranean vegetation and plants to thrive. Laurel, palm, magnolia, various types of evergreen shrubs, honey oak, pines and cypresses grow in abundance along the coast. Above Lovran, cherries, vines and olives thrive in the terraced gardens, and forests of tame chestnuts (the famous chestnuts from Lovran) grow abundantly on the deep, washed and acidified soils. The abundance of vegetation and the high concentration of salt in the sea (37.8 ‰) result in rich plant and marine aerosol in the air. All these elements make Lovran's climate very stimulating and favorable for health. Opatija: 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 Business Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 26590

Additional contact info

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