

## LOVRAN - Luksuzna kuća u nizu s bazenom 100 m od plaže s pogledom na more, Lovran, House



### Seller Info

Name: Agencija Dux nekretnine  
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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  
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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:	LOVRAN - Luksuzna kuća u nizu s bazenom 100 m od plaže s pogledom na more
Property for:	Sale
House type:	in sequence
Property area:	117 m <sup>2</sup>
Lot Size:	55 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	2
Price:	549,000.00 €
Updated:	Aug 31, 2024

### Condition

Built:	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



### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	2
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### Description

Description:	LOVRAN - Luxury house in a row 100 m from the beach with a view of the sea
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Lovran got its name from the laurel that grows wildly in abundance in its surroundings. The old ancient name of Lovran was Lauriana, which in translation simply means the city of laurels. The name remained during various reigns and did not change. Lovran has been attracting travelers for thousands of years, conquering them with its natural beauty and keeping them on its coast. What has attracted travelers from all parts of Europe for centuries still captivates visitors to this small town. Mandrač in the heart of the town, the tower and the Old Town full of historical stories and legends. A great gastronomic offer based on original ingredients. A unique climate that combines fresh mountain air and sea aerosol. And beautiful nature that captivates at first glance. The project consists of 5 luxury houses in a row, each of which has a separate entrance, a view of the sea and a garden with a swimming pool and parking. APARTMENT C - living area of 79 m2 with a garden area of 55 m2, has 3 bedrooms, 2 bathrooms + 1 toilet. The apartment extends over two floors. The ground floor consists of an entrance area with a staircase, a toilet, a living room with a kitchen and a dining room. The 1st floor consists of a hallway and staircase, three bedrooms and 2 bathrooms. The yard has a pool of 15.30 m2, 2 parking spaces of 26 m2 and a garden of 80 m2. MATERIALS - external load-bearing walls made of block bricks 25 cm thick - facade treated with silicate plaster in a light pastel tone CARPENTRY - external carpentry PVC, glazed with thermal glass, with blinds HEATING/COOLING - heating/cooling with inverter air conditioners FLOORS - floors are a combination of stone, quality ceramic tiles and varnished parquet Planned completion is 5/2023. 25% VAT is included in the price, the buyer is exempt from real estate sales tax. In the case of a purchase from a company registered in Croatia, a full VAT refund is possible after the sale. An ideal property for a luxurious family life, but also suitable as an investment in the form of elite tourism. A REAL ESTATE WORTH YOUR ATTENTION IN A GREAT LOCATION. 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: 18034

## Additional contact info

Reference Number: 576112  
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