

OPATIJA, LOVRAN - STAN J3 - 116m2 PENTHOUSE + BAZEN I TERASE/BALKONI 80,5m2 (243m2 BRUTTO - 171m2 NETO), Lovran, Flat



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, LOVRAN - STAN J3 - 116m2 PENTHOUSE + BAZEN I TERASE/BALKONI 80,5m2 (243m2 BRUTTO - 171m2 NETO)
Property for:	Sale
Property area:	171 m ²
Floor:	2
Number of Floors:	3
Bedrooms:	4
Bathrooms:	2
Price:	1.00 €
Updated:	Oct 20, 2024

Condition

Newbuild:	yes
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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

Elevator:	yes
Energy efficiency:	A+



Heating

Central heating:	yes
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Parking

Number of parking spaces: 2

Description

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LOVRAN - APARTMENT J3 - 116m2 PENTHOUSE + SWIMMING POOL AND TERRACES / BALCONIES 80,5m2 (243m2 GROSS - 171m2 NET) It is located in a quiet and peaceful position, and yet close to all necessary facilities for quality life. The villa / house is south oriented with large glass walls in all rooms on the south side, so that these rooms offer a panoramic view of the entire Kvarner Bay. The building consists of 6 luxury residential units This luxury, unique apartment on the market consists of: HALL STAIRCASE 1 STAIRCASE 2 HALLWAY WC BATHROOM 1 STORAGE KITCHEN DINING ROOM AND LIVING ROOM ROOM 1 ROOM 2 ROOMS 3 BATHROOMS 2 WARDROBES ----- 116m2 -DESCRIPTION ENVIRONMENT: COVERED BALCONY 1 COVERED BALCONY 2 COVERED BALCONY 3 UNCOVERED TERRACE 1 OUTDOOR STAIRS UNCOVERED TERRACE 2 OUTDOOR SWIMMING POOL PARKING PLACE 4 PARKING SPACE PARKING ---- 243m2 TOTAL RESIDENTIAL + ENVIRONMENT ----- 171m2 (VARIOUS COEFFICIENTS - SEE TABLE IN PICTURES) On the roof terrace there is a swimming pool and a glass fence that is placed on the south side. The villa is well built and luxuriously equipped, all built-in materials, floor and wall coverings are to the highest standards. - stone wool 10cm thick - underfloor heating - heat pumps - top aluminum joinery: Schuco ASS70 - Waterproofing: SIKA 2.0 mm - Hydro equipment: Geberit - Heating: Duct air conditioners - Underfloor heating: Yes For serious investors it is a rarity on the market walk to the sea and the beach really in one minute! The apartment is currently in a state of high unfinished, and there is a choice of interior flooring and tiles in the bathrooms. Clean and tidy property. Certainly a beautiful property for a luxurious family life, but also suitable as an investment in the form of elite tourism. LOVRAN: Lovran is a city with a long and rich past with a hundred-year tradition in tourism. It is named after laurel (laurus nobilis) which grows in abundance in evergreen groves in and around the town. Lovran is located on the eastern coast of Istria in the Kvarner Bay. It is located at the foot of the greenest and richest mountain in the Adriatic - Učka. It is 19 km away from our largest port of Rijeka, 14 km from the railway station in Matulji, and 80 km from the airport in Pula. It is surrounded by high mountains in 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 extremely protected from winds. In the winter months, the most common wind is a bora that blows from the north and brings clear and cold weather. Jugo brings rain and high humidity, and the mistral in the summer months brings freshness from the open sea, alleviating heat and heat. Lovran has preserved its historical core of medieval urban conception. The old town was surrounded by a defensive wall and bastions on whose foundations and walls 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 neighboring houses can be seen, decorated with steps, porches and

skods, and in the middle of the courtyard rises the stone neck of the cistern. In the 21st century, Lovran has a rich historical heritage, centuries-old tourist tradition, preserved nature, built infrastructure, and all this enables the resurgence of tourism with sustainable development and respect for all environmental standards. 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, along with Opatija, has been the most important place on the famous Riviera. Several villas built at that time are among the world architectural heritage. The climate is Mediterranean with elements of continental. The average winter air temperature is 7 ° C, the summer 22 ° C, while the average annual temperature 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 2230 sunny summers a year and an average rainfall of 1500 liters per m². These specific microclimatic conditions have enabled all Mediterranean vegetation and vegetation to thrive. Thus, laurel, palm, magnolia, various types of evergreen shrubs, medunac oak, pines and cypresses grow in abundance along the coast. Above Lovran, cherry trees, vines and olives grow well on terraced gardens, and on deep, washed and acidic soils, forests of tame chestnuts (famous Lovran chestnuts) grow abundantly. Abundance of vegetation and high concentration of salt in the sea (37.8 ‰) result in a rich plant and marine aerosol in the air. All these elements make the Lovran climate very stimulating and favorable for health. **UNIQUE PROPERTY DEFINITELY WORTH ATTENTION IN A GREAT LOCATION !!!** Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 14650

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