

OPATIJA, LOVRAN, DOBREĆ - kuća 390m² s prekrasnim pogledom na more + okućnica 850m², Opatija - Okolica, 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:	OPATIJA, LOVRAN, DOBREĆ - kuća 390m2 s prekrasnim pogledom na more + okućnica 850m2
Property for:	Sale
House type:	detached
Property area:	390 m ²
Lot Size:	850 m ²
Number of Floors:	3
Bedrooms:	10
Bathrooms:	2
Price:	750,000.00 €
Updated:	Jul 27, 2024

Condition

Newbuild:	yes
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Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Opatija - Okolica
City area:	Dobreć
ZIP code:	51410



Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Parking

Number of parking spaces:	4
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Description

Description:	LOVRAN, DOBREĆ - house 390m2 with a beautiful view of the sea + garden 850m2 DETACHED HOUSE (yellow facade): Detached house 390m2 with a beautiful view of the Kvarner Bay + garden 850m2 It consists of GROUND FLOOR + FLOOR + 2ND FLOOR GROUND FLOOR 2ND FLOOR - se consists
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of living room, kitchen, dining room, 2 bedrooms and bathroom. In addition to this house, the neighboring semi-detached house (ID 9766 OR ID 9764) can be purchased from the same owner: SEMI-DETACHED HOUSE (white facade): Semi-detached house 250m2 with a beautiful view of the Kvarner Bay + preparation for a swimming pool + garden 850m2 It consists of a BASEMENT + GROUND FLOOR + FLOOR + ATTIC BASEMENT - a large room in a high roh-bau condition with a total area of 70m2 GROUND FLOOR - consists of a living room, kitchen, dining room, bathroom and bedroom. FLOOR - consists of 3 bedrooms with a bathroom and a common exit to the balcony. ATTIC - consists of 2 bedrooms with a common exit to the roof terrace. There is a place for a swimming pool in the garden and preparation for the swimming pool (concrete shell of the swimming pool) has been made. The house is currently in a state of low roh-bau, and there is the option of choosing interior floor coverings and tiles in the bathrooms. This property is approx. 1.4 km from the sea as the crow flies, or 4.3 km by car (approx. 7 min). With final investments, certainly a nice property for family life, but also suitable as an investment in the form of seasonal tourism. **PROPERTY IN A GREAT AND UNIQUE LOCATION WITH GREAT POTENTIAL!!!** 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 the 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, on terraced gardens, cherries, vines and olives thrive, and on deep, washed and acidified soils, forests of tame chestnuts (the famous Lovran maroons) grow abundantly. 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. Dear clients, the agency commission is charged in accordance with the General Business Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 9767

Additional contact info

Reference Number: 577794

Agency ref id: 9767