

LOVRAN - Visoko luksuzna obiteljska vila smještena u manjem naselju, 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
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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 - Visoko luksuzna obiteljska vila smještena u manjem naselju
Property for:	Sale
House type:	detached
Property area:	344 m ²
Lot Size:	3442 m ²
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Price:	1.00 €
Updated:	Nov 10, 2024

Condition

Last renovation:	2024
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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
Location permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	A+
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Heating

Central heating:	yes
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Parking

Number of parking spaces: 4

Description

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OPATIJA, LOVRAN - A beautiful family villa with an open panoramic view of the sea and the Kvarner Islands. We are proud to present this high-quality and luxurious villa located on a hilly terrain in a small and quiet settlement near the town of Lovran. It is a real family villa that will certainly not leave you indifferent, the wonderful view from all the rooms and the garden of the villa is simply breathtaking. Location wise, the villa is positioned in an extremely quiet and attractive location near the town of Lovran, which is rich in a long past with a hundred-year tradition in tourism. The warm and high-quality Mediterranean climate, lush vegetation and favorable geographical position enabled the strong development of tourism in this location, and thus Lovran, along with Opatija, became the most important place on the famous Riviera. DESCRIPTION OF THE PROPERTY; It is a family villa with a total living area of 343.95 m2, built as a multi-story building. Thus, on the ground floor, at the entrance to the villa, there is a vestibule that gracefully welcomes us, and further leads us to the other ground floor rooms of the villa. You can relax and have fun with your family and friends in the luxuriously equipped and spacious kitchen of a renowned Italian manufacturer, and you can enjoy your favorite delicacies in the spacious dining room, which is located next to the kitchen. A cozy living room with a fireplace decorated with Brazilian stone is located slightly apart. This entire space is exposed to daylight throughout the day, which is made possible with the help of larger sliding glass walls. Through the same sliding walls, there is a view and access to the covered terrace, then the garden landscaped with Mediterranean plants, a spacious pool and an open view of the sea and the Kvarner islands. On the ground floor, there is a small storage room, as well as a guest toilet. An elegant internal staircase leads to the first floor of the villa, where there are three spacious bedrooms, each with its own bathroom, while the master bedroom has a private walk-in closet. In addition, each bedroom has its own terrace with the same incredible panoramic view of the endless sea and the Kvarner islands. It is a villa that was built exclusively for the needs of the owner, and which was decorated with the help of top designers so that the villa exudes luxury and remains timeless. Thus, the owners paid attention to absolutely every detail, while maximum attention was paid to the comfort and functionality of each room. In the same way, the owners paid a lot of attention to the spacious garden of 3,442.00 m2, which is completely fenced and hidden from every view with a maximum sense of privacy and peace. The courtyard of the villa is decorated with Mediterranean plants and many green fields that are taken care of by an automatic irrigation system, while all the contents of the villa's garden are connected by picturesque paths. Thus, a spacious swimming pool with a sunbathing area is located in the garden, and a special detail of the pool is that, given its location on the field, the construction of the field and the view towards the sea, it provides a feeling of endless connection

with the sea and the islands. During the warm summer months, you have the opportunity to spend your time in a separate summer kitchen of larger dimensions with a real Istrian fireplace and a functional kitchen, as well as seating. We must mention that the villa also has its own wine cellar, a wooden house, while you don't have to worry about your tin pets because there is also a garage with two parking spaces. For all your guests, there are several parking spaces in the garden. **ADDITIONAL INFORMATION;** * The villa is equipped with underfloor heating and cooling with a heat pump, which also uses the help of solar panels. * As from the terraces on the first floor, as well as from the ground floor and the entire garden, there is an equally panoramic view of the sea. * During the construction and decoration of the villa, high-quality and rare materials were used, which exude luxury and quality. * The villa is sold furnished with all furniture from a renowned manufacturer with a signature. * The ownership of the villa is properly

LOCATION DESCRIPTION; As it is a highly luxurious villa, we must mention that the owners have chosen an ideal location that suits this kind of villa and completes its mission. The family atmosphere extends throughout the entire settlement, while everything necessary for a safe daily life is in the immediate vicinity. The mild Mediterranean climate and hilly landscape create a special feeling during your stay in this area, the clean and fresh air as well as the open view simply take away any form of stress and effort, and convey a feeling of luxury and privilege. Along with staying in the villa, it is important that we introduce you to everything that is in the immediate vicinity, so; * the center of Lovran is only a 6-minute drive away * the center of Opatija is only a 15-minute drive away * numerous beaches with crystal clear and fresh sea are a 7-minute drive away * numerous restaurants and taverns are a 5- to 7-minute drive away * larger shops are 5 to 7 minutes away by easy drive. In short, this is a special property worthy of your attention. Feel free to contact us because we will be happy to help you in case of any additional questions, necessary information or wish to organize an appointment to view the property. Dear clients, the agency commission is charged in accordance with the General Business Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 32643

Additional contact info

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