

## OPATIJA, LOVRAN - luksuzna vila s dva stana, dva bazena i 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  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
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 - luksuzna vila s dva stana, dva bazena i pogledom na more
Property for:	Sale
House type:	detached
Property area:	450 m <sup>2</sup>
Bedrooms:	10
Price:	1.00 €
Updated:	Aug 19, 2024

### Condition

Built:	2024
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### Location

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



### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	7
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### Description

Description:	OPATIJA, LOVRAN - luxury villa with two apartments, two swimming pools and sea view We are pleased to present to you a luxurious semi-detached villa with two residential units, located on a plot of 1000 m <sup>2</sup> . The residential units have an identical layout (mirror image) and each has its own pool. The pools are heated, and the terraces with sunbeds are partially covered. Each unit has 3 floors: Ground floor with an entrance hall, a kitchen with a dining room and a living room from which there is access to a terrace with a sunbathing area and a swimming pool, as well as a toilet and a storage room with a boiler room. On the first floor there are 4 bedrooms and three bathrooms. Three rooms have a sea view. One room has its own bathroom, the other has a balcony and a bathroom, while two rooms, one of
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which has a balcony, share one spacious bathroom. On the second floor, in the high attic, there is a sauna, a shower, a toilet, a terrace with a jacuzzi and a storage room. The terrace offers a sensational view of the sea. The villa is in the final stage of decoration. It is equipped with quality and luxury, and all built-in materials, floor and wall coverings meet the highest standards: facade thermal insulation, underfloor heating with heat pumps, air conditioning system and top-quality aluminum carpentry. It is ideal for a luxurious family life, but it is also suitable as an investment in the form of elite tourism. It is oriented to the south with a view of the sea and the islands. It is 600 meters from the sea as the crow flies, or 1.3 km by car (approx. 3 min) and approx. on foot. 15 min. This superb new construction is in the VAT system, which means that the buyer is exempt from paying real estate sales tax (3%) when purchasing. We are glad that you are interested in the properties in our offer. For any further information, feel free to contact us. Lovran is a charming coastal town located on the coast of the Kvarner Gulf, not far from Opatija. Known for its mild Mediterranean climate, lush vegetation and old villas, Lovran offers a perfect combination of natural beauty and cultural heritage. Promenades along the sea, beautiful beaches and the proximity of Učka make it an ideal place for a peaceful life or a luxurious vacation. 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: 32719

### Additional contact info

Reference Number: 633702  
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