

OPATIJA, LOVRAN - luksuzna vila s predivnim pogledom na more, bazenom i okućnicom površine 500m2, Lovran, House



Seller Info

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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:	OPATIJA, LOVRAN - luksuzna vila s predivnim pogledom na more, bazenom i okućnicom površine 500m2
Property for:	Sale
House type:	detached
Property area:	300 m ²
Lot Size:	500 m ²
Number of Floors:	3
Bedrooms:	20
Bathrooms:	4
Price:	2,450,000.00 €
Updated:	Sep 04, 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
Location permit:	yes
Ownership certificate:	yes

Heating

Central heating:	yes
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Parking

Number of parking spaces:	5
Covered parking space:	yes

Description

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OPATIJA, LOVRAN - luxurious villa with a beautiful view of the sea, a swimming pool and a garden area of 500m². It is located in a peaceful and quiet position, yet in the immediate vicinity of all necessary amenities for a quality life. The villa / house is south-oriented with large glass walls in all rooms on the south side, so that from these rooms there is a panoramic view of the entire Kvarner Bay. The overflowing pool that "merges" with the sea of the Kvarner Gulf stands out on the superbly landscaped garden. The villa is well built and luxuriously equipped, all built-in materials, floor and wall coverings are of the highest standards. - underfloor heating - heat pumps - premium aluminum carpentry: Schuco - Heating: Kanalne Klima - Underfloor Heating: Yes For serious investors, it is a rarity on the market. Certainly a beautiful property for a luxurious family life, but also suitable as an investment in the form of elite tourism. Clean and tidy property. **A UNIQUE PROPERTY DEFINITELY WORTH YOUR ATTENTION IN A GREAT LOCATION!!!** 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 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 vaults, 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 enable tourism to take off again 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 hours 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, cherries, vines and olives thrive in the terraced gardens, and on the deep, washed and acidified soils, forests of tame chestnuts (the famous chestnuts from Lovran) 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. Opatija: Opatija, a beautiful coastal town located on the Adriatic Sea, is a famous tourist destination for tourists from all over the world. The city is surrounded by beautiful nature, at the foot of the Učka mountain. Real estate in Opatija offers a priceless view of the sea and the surrounding islands of Krk and Cres. Opatija is surrounded by charming small towns with old houses located in narrow streets rich in history. The streets of the city of Opatija are made up of properties that stand out with their specific architecture and villas that date from the Habsburg period. A large selection of beaches, crystal clear sea and various tourist services are the key factors that make Opatija a perfect tourist destination recognized by neighboring countries as an excellent investment choice. Real estate prices in this area are rising, rental occupancy is excellent, which has resulted in a return on investment of 5% to 10% and attracting foreign investors. Dear clients, the agency commission is charged in accordance with the General Business Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 33007

Additional contact info

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