

## Lovran – Novouređen stan u strogom centru s prekrasnim pogledom, Lovran, Flat



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts

who know every challenge on  
the way to the best real estate.

Our focus is quality, safety and  
finding the perfect property for  
the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Lovran – Novouređen stan u strogom centru s prekrasnim pogledom
Property for:	Sale
Property area:	49 m <sup>2</sup>
Floor:	2
Number of Floors:	2
Bedrooms:	2
Bathrooms:	1
Price:	225,000.00 €
Updated:	Oct 03, 2024

### Condition

Built: 1915



### Location

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

### Permits

Ownership certificate: yes

### Additional information

Energy efficiency: In preparation

### Description

Description: The real estate agency Kaiser Immobilien from Opatija highlights from its offer a carefully adapted apartment in the very center of Lovran, only 100 meters on foot

from the sea, the beaches and the Lungomare promenade. The apartment is located on the top 2nd floor of a historic Austro-Hungarian villa and is a real little gem – a luxuriously decorated apartment that meets all requirements. With a total of two rooms - one living room with kitchen and dining room and one bedroom, an entrance hall and an elegant bathroom, this apartment offers an ideal environment for a life of first-class comfort and style. The design of the apartment skilfully combines modern style with timeless elegance. Quality materials and first-class craftsmanship characterize every corner, everything is tastefully furnished and offers a harmonious environment for relaxation or everyday life. The highlight of this gem is undoubtedly the proximity to the coast and all amenities. The fantastic view of the historic center and the crystal clear sea in the background creates an atmosphere of peace and well-being. The coast, just a few steps away, welcomes you every day with gentle waves as the morning sun spreads its golden light on the sea surface. The center of Lovran stretches all around and offers everything - shops, bakeries, quality fish restaurants, cozy cafes, bars on the beach and countless opportunities for leisure and everyone's taste. There is also a bank, a post office and, of course, a market. The apartment does not have its own parking space, however public parking lots are free in Lovran and many of them are located in the immediate vicinity of the villa. Although the location of the apartment is such that you won't even think of using the car, because you can get everywhere very easily on foot. And if you're going to go a little further, it's very easy and cheap to get around the entire Opatija Riviera and even to Rijeka using public transport with a stop right in front of the villa. Heating and cooling is solved very elegantly with the air conditioning system and new are also the PVC windows. Complete documentation, clean title deed and all permits in place. Center of Opatija: 6 km / 10 minutes by car Rijeka: 15 km / 50 minutes Rijeka Airport: 45 km / 55 minutes Pula airport: 100 km / 70 minutes Ljubljana: 120 km / 2 hours Vienna, Munich, Budapest: 500 km The commission of the agency for the buyer is 3% + 25% VAT (3,75%). The commission covers all services related to the purchase and is paid only in the case of real estate purchase, at the conclusion of the first legal act. Purchase price of the property: EUR 225,000.00 Commission (3.75%): EUR 8,437.50 Total investment: EUR 233,437.50 For more detailed information, please contact: Jirka Nerad Phone: +385 911 632 884 E-mail: [jirka@kaiser-immobilien.hr](mailto:jirka@kaiser-immobilien.hr) Thank You! ID CODE: 101-238

## Additional contact info

Reference Number: 647574  
Agency ref id: 101-238