

## Opatija, Lovran – Etaža povijesne vile s 2 stana 100 m od mora, 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:	Opatija, Lovran – Etaža povijesne vile s 2 stana 100 m od mora
Property for:	Sale
Property area:	140 m <sup>2</sup>
Floor:	3
Number of Floors:	3
Bedrooms:	4
Bathrooms:	2
Balcony area:	4 m <sup>2</sup>
Price:	490,000.00 €
Updated:	Nov 17, 2024

### Condition

Built:	1908
Last renovation:	2023

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	C
--------------------	---



### Heating

Central heating: yes

## Parking

Number of parking spaces: 1

## Description

Description:

Real estate agency Kaiser Immobilien proudly presents a unique opportunity to purchase a beautiful apartment located on the last 3rd floor of a neat Austro-Hungarian villa from 1908 in Lovran. The villa contains a total of 5 apartments and is located only 100 meters from the beach and the Lungomare promenade, 3.5 km from Opatija. The apartment extends over the entire floor of the villa and actually consists of 2 apartments connected by a common central corridor. The first apartment consists of an entrance hall, a large living room with a balcony and a beautiful view of the Kvarner Bay including Rijeka and the island of Cres, large bedrooms, a separate kitchen with a dining room, a bathroom and a storage room. The second apartment offers a hallway, a master bedroom, another room that can be used as a bedroom or living room (with kitchenette) and another bathroom. The apartment was completely renovated in 2019, and in December 2023, a modern 9 kW Panasonic heat pump was installed (on the roof), which, in combination with radiators, provides heating and hot water. For cooling, the apartment is equipped with 3 air conditioners. The apartment has a total area of 140 m<sup>2</sup>, but since it is located in a high attic, after applying the appropriate coefficient, we get an area of 121.2 m<sup>2</sup> (the square footage shown in the attached floor plan is already after applying the appropriate coefficients). The apartment is sold fully furnished and equipped. Parking is provided directly in front of the villa, where the apartment has 1 parking space. All facilities are within walking distance from the apartment, a park, a coastal promenade with a number of beaches, a large supermarket and smaller shops including a market, several restaurants and cafes, children's playgrounds, tennis courts, in short everything for a pleasant family life or perfect relaxation. Directly in front of the villa you will also find a public transport station that provides a convenient connection to all places on the Riviera including Rijeka. An exceptional property that represents an opportunity for a quality life or relaxation with a beautiful view, all without necessary investments and at a reasonable price. The commission of our real estate agency is 3% + VAT for the buyer. 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. Center of Lovran: 900 m / 10 minutes walk Center of Opatija: 5 km / 8 minutes by car River: 10 km / 20 minutes Rijeka Airport: 40 km / 40 minutes Pula Airport: 100 km / 70 minutes Ljubljana: 130 km / 2 hours Vienna: 500 km / 5 hours Munich: 500 km / 6 hours ID CODE: 101-202

## Additional contact info

Reference Number: 648233

Agency ref id: 101-202  
Contact phone: +385911632884, +385995677888,