

## Lovran – Apartmanska vila s velikim zemljištem i projektom za boutique hotel, Lovran, House



### 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 – Apartmanska vila s velikim zemljištem i projektom za boutique hotel
Property for:	Sale
House type:	detached
Property area:	675 m <sup>2</sup>
Lot Size:	6240 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	27
Bathrooms:	12
Price:	3,630,000.00 €
Updated:	Nov 21, 2024

### Condition

Built:	1999
Last renovation:	2004

### 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:	C
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### Heating

Central heating:	yes
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## Parking

Garage: yes  
Number of parking spaces: 7

## Description

Description:

Opatija real estate agency Kaiser Immobilien selects from its offer an exclusive apartment villa with vast facilities and a huge building plot, for which a project is being developed for a unique modern boutique hotel with its own restaurant, swimming pool, parking lot, etc. The entire property is located on a southern slope in a very quiet part of the seaside town of Lovran, has a wonderful view of the sea and is accessible from two public roads. The complex with a villa, large garages, heated swimming pool (33 m<sup>2</sup>), beautiful outdoor bar with seating area, vegetable garden, orchard and other facilities has been operating very professionally and successfully for several years in the tourism industry with above-average and clearly demonstrable income. The mentioned complex with a villa is spread over a plot of land of 1667 m<sup>2</sup>, while the villa itself consists of a basement, ground floor and 1st and 2nd floors. In the basement there are 3 apartments with a total living area of 160 m<sup>2</sup> and a technical part including a warehouse, laundry, etc. On the ground floor and on the first and second floors, there are 2 more large apartments with a total living area exceeding 400 m<sup>2</sup>, which are currently arranged into rooms and apartments of various sizes with respective bathrooms, kitchens, balconies, etc. On the ground floor there is also the reception, a common dining room where meals are served to guests, and a professional kitchen. All units are very bright, beautifully furnished and have a wonderful view of the sea. The common areas of all floors have a total of 115 m<sup>2</sup>. The second part of the property is a large building plot with a total area of over 4,500 m<sup>2</sup> with a project for a modern boutique hotel, which will have its own driveway with a roundabout and parking lot, a beautiful large swimming pool, a restaurant and all facilities meeting the requirements and trends of 21st century tourism. The entire project is being worked out to the smallest detail, and all the documentation needed for the start of construction will be available in the very foreseeable future. A unique opportunity to take over a truly beautiful and lovingly built business with a bright future that you must see and experience with your own eyes. City center with all amenities: 1000 m Beach: 1200 m Opatija: 5 km Rijeka: 15 km Rijeka Airport: 45 km Pula Airport: 75 km Ljubljana: 115 km Munich: 480 km Vienna: 500 km ID CODE: 101-170

## Additional contact info

Reference Number: 648662  
Agency ref id: 101-170  
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