

## Lovran – Moderna vila E u nizu s bazenom 200 metara od plaže, 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 – Moderna vila E u nizu s bazenom 200 metara od plaže
Property for:	Sale
House type:	in sequence
Property area:	97 m <sup>2</sup>
Lot Size:	43 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	3
Bathrooms:	2
Price:	539,000.00 €
Updated:	Oct 03, 2024

### Condition

Newbuild:	yes
Built:	2024

### 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:	A+
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## Heating

Central heating: yes

## Parking

Number of parking spaces: 3

## Description

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The real estate agency Kaiser Immobilien from Opatija highlights from its wide offer a luxurious terraced villa located just 200 meters from the coast and the beach (170 m in a straight line) and 400 meters from the historic center of Lovran. The villa is part of a project that includes a total of 6 separate two-story units, each of which has its own entrance, garden/terrace with swimming pool and 2 parking spaces. Each of the villas also has sea view. Villas C and F in the front line and villa A have already found their new owners, and three equally attractive villas B, D and E are still available (see attached floorplan of the complex). Villa B, Kaiser Immobilien code 101-051, price 549,000 eur Villa D, Kaiser Immobilien code 101-053, price EUR 449,000 Villa E, Kaiser Immobilien code 101-054, price EUR 539,000 The subject of this particular listing is villa E, which on the ground floor and first floor offers a total of 2 bedrooms, 2 bathrooms, one separate toilet, a garden/terrace with a swimming pool and 3 parking spaces. On the ground floor of the villa there is an entrance hall, staircase, a toilet and a kitchen with a dining room and a living room (52.42 m<sup>2</sup> in total). On the first floor there is a hallway, 2 bedrooms and 2 bathrooms (42.28 m<sup>2</sup> in total). The side part of this 97,89 m<sup>2</sup> apartment includes an covered terrace (3.19 m<sup>2</sup>), a swimming pool with an area of 10.38 m<sup>2</sup> and a garden/terrace with an area of 33.41 m<sup>2</sup> (total 43.79 m<sup>2</sup> of external area). Each parking space has an area of 12.50 m<sup>2</sup> (37.50 m<sup>2</sup> in total). Load-bearing walls are made of 25 cm brick, villas have thermal facade, silicate plaster in combination with artificial stone cladding, PVC windows with triple glazing and roller shutters, inverter air conditioning units (cooling/heating) + floor heating (heating foil). The villas are sold with completely finished interiors (without furniture), while the final finishing can be done exactly according to the requirements of the end customer. The stated price includes 25% VAT, while the buyer is exempt from 3% real estate transfer tax. A great property in a prime location designed for luxury family living or a suitable investment with great potential in terms of return on investment through elite tourism. Beach: 200 m / 3 minutes walk Center of Lovran: 400 m / 7 minutes walk Center of Opatija: 6 km / 12 minutes by car Rijeka: 15 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 The commission of the real estate agency for the buyer is 3% + VAT. The commission covers all services connected with the purchase and is paid only in the case of real estate purchase, upon conclusion of the first legal act. ID CODE: 101-054

## Additional contact info

Reference Number: 649014  
Agency ref id: 101-054