

## Lovran – Obiteljska vila s velikim zemljištem, bazenom i pogledom na more. Lovran, House



### Seller Info

Name: Kaiser Immobilien  
 First Name: Kaiser  
 Last Name: Immobilien  
 Company: Kaiser Immobilien d.o.o.  
 Name:  
 Service Type: Selling and renting  
 Website: <https://kaiser-immobilien.hr/>  
 Country: Croatia  
 Region: Primorsko-goranska županija  
 City: Opatija  
 ZIP code: 51410  
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 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  
Silvija 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 – Obiteljska vila s velikim zemljištem, bazenom i pogledom na more
Property for:	Sale
House type:	detached
Property area:	206 m <sup>2</sup>
Lot Size:	1998 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	800,000.00 €
Updated:	Nov 17, 2024

### Condition

Newbuild:	yes
Built:	2019

### 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
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## Parking

Number of parking spaces: 5  
 Covered parking space: yes

## Description

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The real estate agency Kaiser Immobilien from Opatija is pleased to present to you, in exclusive cooperation with the owners, a comfortable family villa with a swimming pool and a large plot of land only 5 km from the coast and the center of Lovran. The villa is located in a very quiet location, but not too far (less than 10 minutes by car) from the lively coast of the Opatija Riviera as well as all city facilities including supermarkets, market, post office, bank, famous restaurants, cafes, kindergarten, school, sports fields, gas station and everything else. The same distance separates the house from the shore with beaches and the Lungomare promenade. In the opposite direction, in the immediate vicinity of the house, stretches beautiful untouched nature interwoven with a whole series of hiking and cycling trails. A lot of space offers as well the garden around the house, it has a total area of 1,998 m<sup>2</sup>, of which only approximately 10% is built up. As for the villa itself, it is a low-energy prefabricated building from the studio of the renowned Croatian company Domprojekt. From the point of view of the construction system, it is a load-bearing wooden structure with mineral wool filling and a vapor barrier, which is closed on both sides with panel coverings, over which a thermal facade is made on the outside, and another panel covering is placed on the inside, which ensures excellent sound and thermal insulation. The style of the villa is reminiscent of traditional architecture of Primorje county, and it is located on an elevated spot with a beautiful view of the surroundings and the sea. The northeast orientation of the house ensures a very pleasant morning waking up to the sun, while the living area of the house, including a large terrace with a pool, can enjoy the sun until late in the afternoon. The villa has two floors, a very simple and functional layout and is surrounded on two sides by large partially covered terraces. On the ground floor there is a central entrance hall from which we continue to the left into a large living room with kitchen and dining room (39.79 m<sup>2</sup>) or to the right into the first of a total of three bedrooms (currently used as a study). All bedrooms are about 20 m<sup>2</sup> and each of them has a large private bathroom (in the case of the ground floor with a bathtub). On the ground floor there is also a guest toilet and a boiler room. The bedroom and living room have access to the aforementioned terrace with beautiful swimming pool (27 m<sup>2</sup>,

heated, salt water, electrolysis) and a sun deck. We climb the beautiful wooden stairs to the 1st floor, where there are 2 bedrooms, each with its own bathroom (shower) and a covered balcony. Between the bedrooms there is a relatively large space that could be used as a work corner and the like. Heating is provided by a Mitsubishi heat pump, underfloor heating is installed throughout the ground floor and in bathrooms on the 1st floor, and built-in fan coil units are available in the upper bedrooms. Through the same system, it is also possible to heat the water in the pool. In addition to the heat pump, three solar panels installed on the roof of the house are used to heat hot water for the house. To water the garden, a rainwater tank of approx. 50 m<sup>3</sup> was built behind the house. In addition to the main house, there are also 2 carports (plus several outdoor parking spaces) and a smaller shed (built in 2024) that can be used as a storage space, workshop / garden shed, etc. The great potential of the land I see also in the fact that its size and, above all, its shape allow a part of the land of approx. 605 m<sup>2</sup> with direct access from the road to be used for the construction of a separate house with its own pool - for example, for tourist rental. It would be possible to completely separate this part of the land, sell it and thereby partially recover the initial investment. The house is sold fully furnished (except for a few pieces from the bedroom on the ground floor). Proper documentation, clean title deed, use permit, no encumbrances. This extremely pleasant and immaculately maintained property without compromise and with additional potential and an excellent price-quality ratio is an outstanding choice for a comfortable family life in an idyllic location in the middle of nature and close to the coast and all amenities. Center of Lovran, coast: 4.7 km / 8 minutes by car (1 km in a straight line) Center of Opatija: 9 km / 15 minutes Rijeka: 20 km / 35 minutes Rijeka Airport: 50 km / 50 minutes Pula Airport: 100 km / 90 minutes Ljubljana: 120 km / 2 hours Vienna, Munich, Budapest: 500 km The commission of the agency for the buyer is 3% + VAT. 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 800,000.00 Commission (3.75%): EUR 30,000.00 Total investment: EUR 830,000.00 For more detailed information, please contact: Jirka Nerad Phone: +385 911 632 884 E-mail: jirka@kaiser-immobilien.hr Thank You for Your interest! ID CODE: 101-239

## Additional contact info

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