

## Opatija okolica, Lovran – Novoadaptirana etaža povijesne vile u storgom centru, 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 okolica, Lovran – Novoadaptirana etaža povijesne vile u storgom centru
Property for:	Sale
Property area:	124 m <sup>2</sup>
Floor:	2
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Terrace area:	9 m <sup>2</sup>
Price:	624,000.00 €
Updated:	Nov 19, 2024

### Condition

Built:	1915
Last renovation:	2023

### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Parking

Garage: yes  
Number of parking spaces: 1

## Description

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The real estate agency Kaiser Immobilien from Opatija highlights from its offer a carefully and thoroughly renovated floor of a historic villa in the very center of Lovran, only 100 meters from the sea, the beach and the Lungomare promenade. The floor is currently used as two separate one-bedroom apartments (44 m<sup>2</sup> and 80 m<sup>2</sup>), each with its own open-plan living room that includes a kitchen and dining room, one bedroom and one bathroom. However, it would be very simple to convert the living room of a smaller apartment into another bedroom and to create a huge apartment (124 m<sup>2</sup>) with three bedrooms and two bathrooms. The kitchen/dining room of the larger apartment opens onto a beautiful terrace with a view of the historic center of Lovran and the sea. Of course, the entire apartment has a beautiful view in all directions, and its orientation and the fact that it is an entire floor ensures that the apartment is full of sunshine all day long. The apartments are located on the top 2nd floor of a historic Austro-Hungarian villa and represent a true little paradise – a luxuriously decorated space that meets all requirements and offers an ideal environment for a life of first-class comfort and style. The design of the apartments skilfully combines modern style with timeless elegance. Quality materials and top-notch 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 facilities. The fantastic view of the historic center and the crystal clear sea 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, beach bars and countless opportunities for free time and for everyone's taste. There is also a bank, a post office and, of course, a market. Due to its location in the historical center of the city, this property does not have its own parking space, however, it is possible to take over a long-term lease of a nearby garage. In addition, public parking lots are free in Lovran and a whole series of them are located in the immediate vicinity of the villa. But the location of the apartment is such that you won't even need the car, because you can get everywhere very easily on foot. And if you'd need to go a little further after all, it's very easy and cheap to get around the entire Opatija Riviera using public transport with a stop right in front of the villa. Heating and cooling is solved very easily with the air conditioning system. All PVC windows are also new. A really charming property, which in reality looks even better than in the photos, and in combination with the fantastic location will undoubtedly delight any lover of history, comfort, sun and sea. A smaller apartment can also be purchased separately at a price of 215,000 euros. Kaiser Immobilien code 101-238. 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% + 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 624,000.00 Intermediary fee (3.75 %): EUR 23,400.00 Total investment: EUR 647,400.00 For more detailed information, please contact: Jirka Nerad Phone: +385 911 632 884 E-mail: [jirka@kaiser-immobilien.hr](mailto:jirka@kaiser-immobilien.hr) Property code: 101-248 Thank you for your interest! ID CODE: 101-248

### Additional contact info

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