

Opatija, Lovran – Stan za adaptaciju u blizini mora i centra, 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 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:	Opatija, Lovran – Stan za adaptaciju u blizini mora i centra
Property for:	Sale
Property area:	53 m ²
Floor:	4
Number of Floors:	6
Bedrooms:	3
Bathrooms:	1
Balcony area:	2 m ²
Price:	200,000.00 €
Updated:	Nov 18, 2024

Condition

Built: 1965

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

Parking

Number of parking spaces: 1

Description

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The real estate agency Kaiser Immobilien from Opatija is putting on the market a nice apartment in Lovran, located in an attractive location near the coast and the city center. The apartment is on the 4th floor of a residential building from 1965, and consists of an entrance hall, kitchen, two rooms, a bathroom and a storage room with a total area of 50.14 m². The kitchen leads to a loggia measuring 2.16 m² (according to the corresponding coefficient 1.62 m²) and in the basement of the building there is also a storage unit measuring 3.84 m² (according to the corresponding coefficient 1.92 m²). The total net usable area of the apartment is 56.14 m² (according to coefficients 53.68 m²). The apartment is predominantly south-facing, and the kitchen and one of the bedrooms are sunny most of the day. The second bedroom has a window to the west and the afternoon sun. From the kitchen and the larger bedroom there is a very nice view of the sea. One of the main advantages of the apartment is its location within walking distance of the city center with all facilities, including shops, cafes, restaurants, market, post office, bank, etc. Only a 3-minute walk away is a public transport stop providing connections throughout the Opatija Riviera and, of course, the coast with the famous Lungomare promenade and beaches (just 150 meters in a straight line). The apartment is ready for immediate occupancy, but it would benefit from at least partial reconstruction. The building is in good condition, the plan is to renovate the facade and build an elevator. Parking is possible for free in front of the building. The apartment is equipped with an air conditioner. The heating is electric, but the apartment also has a chimney. An interesting opportunity to purchase an apartment suitable for individuals, couples or small families, and thanks to the attractive location, also as an investment for long-term or tourist rental. Coast, beach, Lungomare promenade: 250 meters / 5 minutes walk Center of Lovran: 400 meters / 7 minutes walk 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 200,000.00 Commission (3.75 %): EUR 7,500.00 Total investment: EUR 207,500.00 For more detailed information, please contact: Jirka Nerad Phone: +385 911 632 884 E-mail: jirka@kaiser-immobilien.hr Property code: 101-250 Thank you for your interest! ID CODE: 101-250

Additional contact info

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Contact phone: +385911632884, +385995677888,