

## Opatija, Lovran – Stan za adaptaciju, 45 m<sup>2</sup>, 500 m od mora, 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, Lovran – Stan za adaptaciju, 45 m2, 500 m od mora
Property for:	Sale
Property area:	45 m <sup>2</sup>
Floor:	1
Number of Floors:	3
Bedrooms:	2
Bathrooms:	1
Price:	159,000.00 €
Updated:	Nov 26, 2024

### Condition

Built: 1915

### Location

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



### Permits

Ownership certificate: yes

### Additional information

Energy efficiency: In preparation

### Description

Description: The real estate agency Kaiser Immobilien from Opatija is offering an apartment full of potential, located in Lovran, in an attractive location near the coast and the city center. The apartment is located on the 1st floor of a residential building from the beginning of the 20th century and consists of a hallway with a kitchenette, a small bedroom, a relatively large bathroom with a shower and toilet, and a gallery that can serve as additional sleeping space – with a total area of 45.10 m<sup>2</sup>. The apartment has a western orientation and sun in the afternoon hours. The apartment

does not have a view of the sea, but of an open space with other residential buildings and greenery in the distance. The apartment is intended for complete renovation, and with its regular shape and high ceiling with an extended gallery above part of its floor plan, it gives a lot of space for the imagination of the new owner. The apartment undoubtedly has a lot of potential and with a little skill it can be transformed into an exceptionally pleasant place to live. One of the main advantages of the apartment is its location within walking distance of the city center (650 m / 12 minutes walk) with all amenities, including shops, cafes, restaurants, market, post office, bank, etc. The nearest supermarket is only 100 m / 1 minute walk from the apartment. Just 300 m walk away is a public transport stop that provides connections to the entire Opatija Riviera and Rijeka. The coast with the famous Lungomare promenade and beaches is only 500 meters / 10 minutes walk away. The building is in good condition and free parking is possible in front of the building. The apartment has an air conditioning unit and heating is electric. There is also a chimney. An interesting opportunity to buy an apartment suitable for individuals, couples or small families. Thanks to the attractive location also very suitable as a summer apartment or an investment property for long-term or tourist rental. Coast, beach, Lungomare: 500 meters / 10 minutes walk Center of Lovran: 650 meters / 12 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 agency's commission for the buyer is 3% + VAT. The commission covers all services related to the purchase and is paid only in the case of purchasing a property, upon conclusion of the first legal act. Purchase price of the property: 159.000,00 EUR Agency fee (3.75%): 5.962,50 EUR Total investment: 164.962,50 EUR For more information, please contact: Jirka Nerad Tel: +385 911 632 884 E-mail: [jirka@kaiser-immobilien.hr](mailto:jirka@kaiser-immobilien.hr) Property code: 101-251 Thank you for your interest! ID CODE: 101-251

## Additional contact info

Reference Number: 691627  
Agency ref id: 101-251  
Contact phone: +385911632884, +385995677888,