

## LOVRAN - KUĆA S VELIKIM POTENCIJALOM - ODLIČNA LOKACIJA!!!, Lovran, Casa



### Información del vendedor

Nombre: Exclusive Nekretnine

Nombre: Exclusive

Apellido: Nekretnine

Nombre de la empresa: Exclusive nekretnine d.o.o.

Service Type: Selling and renting

Sitio Web: <https://www.exclusive-nekretnine.hr>

País: Croatia

Region: Primorsko-goranska županija

City: Opatija

City area: Opatija

Código postal: 51410

Dirección: Maršala Tita 65

Mobile: +385(0)91/887-5855

Phone: +385(0)51/498-068

Sobre nosotros: Founded in 2017 and situated in the heart of Opatija, on Maršala Tita Street No.65, and Kralja Tomislava 2 Crikvenica theExclusive nekretnine d.o.o has operated successfully in the entire area of Opatija,Rijeka,Crikvenica,Krk and his surroundings. In compliance with the Law of Intermediation on Real Estate, the Agency performs all required judicial activities to allow the most convenient market price at the moment of the real estate purchase and sale.

The Agency is a real estate licence holder and signatory to the Code of Business Ethics of the Croatian Chamber of Commerce. Its main activities consist of purchase intermediation, rental, sale and

exchange of real estate properties.

In addition, the Agency collaborates with external experts on matters of real estate evaluation and Energy Performance Certification.

For all our clients, we perform a complete verification of the official documentation found in the Land Registry as well as in the Cadastral records, from which we certify the property of the real estate.

#### Datos del anuncio

### Común

Título:	LOVRAN - KUĆA S VELIKIM POTENCIJALOM - ODLIČNA LOKACIJA!!!
Propiedad para:	Venta
Tipo de vivienda:	separado
Pies cuadrados:	220 m <sup>2</sup>
Tamaño del lote:	699 m <sup>2</sup>
Número de pisos:	1
Dormitorios:	6
Baños:	2
Precio:	720,000.00 €
Publicado:	20.03.2024

### Ubicación

País:	Croatia
Provincia / Región /	Primorsko-goranska županija
Provincia:	
Ciudad:	Lovran
Área urbana:	Lovran
Poštanski broj:	51415



### Permisos

Permiso de construcción:	sí
Ubicación permiso:	sí
Certificado de propiedad:	sí

### Información adicional

Eficiencia energética:	En preparación
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## Estacionamiento

Número de plazas de  
aparcamiento: 4

## Descripción

Información adicional: **LOVRAN - KUĆA S VELIKIM POTENCIJALOM - ODLIČNA LOKACIJA!!!**  
Prodaje se samostojeća kuća u Lovranu, na odličnoj lokaciji, udaljena cestom od mora i plaže svega 300 m, s okućnice kuće pruža se prekrasan pogled na more i okolice. Trenutno se kuća sastoji od dva ista stana, jedan u prizemlju kuće, a jedan na katu. Kući je potrebna adaptacija, odnosno rekonstrukcija. Prema prostornom planu kuća se nalazi u S zoni ( stambenoj zoni ) urbanističkog plana uređenja naselja Lovran ( UPU 1 ).Moguća je rekonstrukcija postojeće građevine, uz zadržavanje postojećih odaljenosti od granica građevinske čestice, ili rušenje postojeće građevine i izgradnja nove. Dopušteni najveći broj nadzemnih etaža iznosi četiri etaže ( P+3K, ... ), dozvoljena je izgradnja jedne pretežito ukopane etaže umjesto suterena, najveća dopuštena tlocrtna projekcija stambene građevine i pomoćnih građevina na građevnoj čestici iznosi 240 m<sup>2</sup>, najveći dopušteni koeficijent iskorištenosti iznosi 0,9 , maksimalan broj stambenih jedinica iznosi četiri, ... **NEKRETNINA S VELIKIM POTENCIJALOM!!!ODLIČNA PRILIKA ZA INVESTITORE!!!** Za sve dodatne i detaljnije informacije, kao i za pregled nekretnine, slobodno kontaktirajte agenta! **LOVRAN - HOUSE WITH GREAT POTENTIAL - GREAT LOCATION!!!** Detached house for sale in Lovran, in a great location, only 300 m away from the sea and the beach by road, from the garden of the house there is a beautiful view of the sea and the surrounding area. Currently, the house consists of two identical apartments, one on the ground floor and one on the first floor. The house needs adaptation, or reconstruction. According to the spatial plan, the house is located in the S zone (residential zone) of the urban development plan of the Lovran settlement (UPU 1). It is possible to reconstruct the existing building, while maintaining the existing distances from the boundaries of the building plot, or to demolish the existing building and build a new one. The maximum permitted number of above-ground floors is four floors (GF+3F, ...), the construction of one predominantly underground floor is permitted instead of a the basement, the maximum floor plan projection of a residential building and auxiliary buildings on a building plot is 240 m<sup>2</sup>, the maximum utilization coefficient is 0,9 , the maximum number of residential units is four, ... **PROPERTY WITH GREAT POTENTIAL!!! GREAT OPPORTUNITY FOR INVESTORS!!!** For all additional and detailed information, as well as for an inspection of the property, feel free to contact the agent! ID KOD AGENCIJE: 2031

## Información de contacto adicional

Número de referencia 581556  
interno:  
Agency ref id: 2031