

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



### Info vendeur

Nom: Exclusive Nekretnine  
Prénom: Exclusive  
Nom: Nekretnine  
Nom de l'entreprise: Exclusive nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://www.exclusive-nekretnine.hr>  
Pays: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
Code postal: 51410  
Adresse: Maršala Tita 65  
Mobile: +385(0)91/887-5855  
Phone: +385(0)51/498-068  
À propos de nous: 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.

## Détails des annonces

### Commun

Titre:	LOVRAN - KUĆA S VELIKIM POTENCIJALOM - ODLIČNA LOKACIJA!!!
Property for:	Vendita
Type Maison:	détaché
Square feet:	220 m <sup>2</sup>
Taille du lot:	699 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	2
Prix:	720,000.00 €
Publié:	20.03.2024

### Localisation

Pays:	Croatia
Etat / Région / Province:	Primorsko-goranska županija
Ville:	Lovran
City area:	Lovran
Poštanski broj:	51415



### Permis

Permis de construire:	oui
Permis de location:	oui
Certificat de propriété:	oui

### Informations complémentaires

Consommation d'énergie: En préparation

## Parking

Nombre de places de parking: 4

## Description

Information

supplémentaire:

**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 okolicu. 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. Dopusćeni 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

## Informations de contact supplémentaire

Numéro de référence 581556

interne:

Agency ref id: 2031