



Kvarner, Lovran, Austro-Hungarian villa, 600 m2



Information de l'agent

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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 12,417,764.49

Location

Pays:	Croatie
État/Région/Province:	Primorsko-Goranska Zupanija
Ville:	Lovran
Soumis:	12/09/2026

Description:

Location: Primorsko-goranska županija, Lovran, Lovran.

In the Dux real estate offer, we highlight an Austro-Hungarian villa in Lovran that combines location and prestige.

Bathed in the scent of the sea, on the stretch that connects Lovran and Opatija along the famous Lungo mare promenade, there is a villa that carries the spirit of some more elegant times.

Hidden among historic Austro-Hungarian residences, right on the coast and a few steps from the crystal clear sea, this property offers a sense of privacy, while at the same time being within reach of all the amenities offered by Opatija and the surrounding area.

Restaurants, marinas, parks and city life are within easy reach, while the soothing sound of the waves reaches you from the terraces.

Built at the beginning of the last century as a luxurious summer residence, the villa today represents a combination of historical architecture and modern comfort.

Its facades are decorated with rich stone details, elegant openings and balconies that are reminiscent of the Venetian tradition, while the playful form of the roof and tall windows emphasize the character of the old coastal nobility. Surrounded by a landscaped garden, it offers a feeling of seclusion and Mediterranean relaxation, as if time slowed down a bit here.

The interior extends over 4 floors connected by a representative staircase, and the rooms are designed so



that each has a view of the sea or the greenery of the garden.

A large kitchen with a wine room and dining area is located in the basement, which is open to the sea from below.

Large lounges, bedrooms with private bathrooms and intimate corners for work or relaxation create a balance between elegance and functionality.

On the ground floor, living areas open onto the garden, as well as 3 bedrooms.

The upper floors, the 1st and 2nd floors, have 4 bedrooms each and also a social room, and offer a panorama of the Kvarner and magical sunsets.

The Opatija Riviera, once a favorite retreat of the aristocracy, still carries the same charm today. The mild climate, proximity to Mount Učka and walks along the sea make this location ideal all year round, whether you are looking for a peaceful residence, a representative space or a luxurious family home. This is not just a villa by the sea, but a story about a place where history and modernity meet, and every step out onto the terrace reminds you of how special life by the coast is.

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Année: 1910

Commun

Chambres: 14

Salle de bains: 13

Pied carré fini: 600 m²

Dimesions du lot: 1751 m²

Room details

Total rooms: 17

Building details

Parking: Oui

Nombre de pieds carrés: 3

Rental details

Furnished: Oui



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