



## listing



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi

#### Posizione

Nazione: Croatia  
Stato / Regione / Provincia: Primorsko-Goranska Zupanja  
Città: Opatija  
Pubblicato: 29/06/2026

#### Descrizione:

This modern terraced villetta with private pool for sale in Lovran, near Opatija, offers an exclusive opportunity to own a luxury new construction home just 150 meters from the beach.

Situated in a premium project of six high-end coastal homes, this property features its own separate entrance, a private garden with a swimming pool, dedicated parking, and beautiful sea views.

The move-in ready house comes fully equipped with brand-new, unused furniture and already holds a final use permit.

The property offers 110 square meters of total living space spread over two floors, complemented by a 74 square meter private garden.

The ground floor layout features an entrance area, a guest toilet, and an open-concept living room with a kitchen and dining area that leads out to the pool.

The first floor includes a hallway, two comfortable bedrooms, two full bathrooms, and an outdoor terrace overlooking the sea.

Built to high standards, the home features energy-efficient block brick walls, high-quality PVC windows with thermal glass, and a combination of stone, premium ceramic tiles, and varnished parquet floors.

For year-round comfort, the house is equipped with inverter air conditioning units and a luxury underfloor heating system.

The listing price includes twenty-five percent VAT, which means private buyers are completely exempt from paying the standard real estate transfer tax, while corporate buyers registered in Croatia can claim a



full VAT refund after the purchase. Located within walking distance to the beach, this turn-key property is an ideal choice for a luxurious family holiday home or a highly profitable investment in elite Mediterranean tourism.

Ref: RE-U-48436

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages: Swimming pool, Floor heating, Garden, Modern

## Comune

Camere da letto:	2
Bagni:	2
Finito piedi quadrati:	110 mq
Dimensione del lotto:	74 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/ZLWS-T3547/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T3547/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: re-u-48436

