





Code :	NAH2507
Location :	Lovran
Building size :	450 m2
Lot size :	829 m2
Distance from sea :	1800 m
Number of rooms :	10
Year of built :	2012
Heating :	-
Energy efficiency :	A

Price :	798.000 €

Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

Property with 4 apartments in a quiet location – a great investment!

Here we offer for sale a very attractive property near Lovran.
It was built in 2012 on a plot of 829 m².

This property offers you and your family not only a comfortable home, but also an excellent opportunity to generate additional income through long-term or tourist rentals.

The property consists of a total of 4 apartments.
A one-bedroom apartment (approx. 70 m²) is located in the basement. In addition, there is a spacious common room (approx. 22 m²) and another room with a private bathroom (approx. 16 m²).

On the ground floor and first floor, there are two almost identical apartments, each with approximately 95–100 m² of living space. They consist of: hallway, entrance area, guest toilet, open-plan kitchen with dining area and living room, two bedrooms, and two bathrooms. The ground floor apartment has a terrace of approx. 30 m², while the first-floor apartment features a terrace of approx. 17 m² and an additional balcony of approx. 3 m².

The fourth apartment is a duplex and includes: hallway, three bedrooms, two bathrooms, kitchen, storage room, dining room, and living room, as well as a terrace of approx. 15 m² and a balcony of approx. 6 m².

Internal communication via a staircase is possible; however, each apartment also has its own separate external entrance, ensuring maximum comfort and privacy.

Interior doors are made of solid wood, floors are finished with oak parquet, and the internal staircase is made of granite. PVC windows provide good insulation, and the terraces are equipped with electric awnings. Large glass surfaces allow plenty of natural light into the living spaces.

The entire plot is fenced.

There are sufficient parking spaces in front of the house. The location is very მშვიდna, as the property is situated in a cul-de-sac. While there is no sea view, the property offers a beautiful view of the surrounding green hills.

This property perfectly combines proximity to nature with close access to the sea. It is not just a house – it is a place where family gathers and guests feel welcome.

This home offers not only a place to live, but also an opportunity – for a new lifestyle, additional income, and long-term value.

The price-performance ratio of this property is certainly very attractive.

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