





Code :	NAH2545
Location :	Lovran
Building size :	45 m2
Lot size :	150 m2
Distance from sea :	100 m
Number of rooms :	1
Year of built :	2025
Heating :	underfloor heating
Energy efficiency :	processing

Price :	245.000 €

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

LOVRAN – CHARMING DETACHED PROPERTY WITH AN ATTIC AND A WELL-KEPT COURTYARD

A charming small detached property surrounded by greenery is for sale in Lovran. The property occupies a total plot area of 150 m² and features an enclosed, well-kept courtyard.

The ground floor is arranged as an open-plan kitchen, dining and living area, with a separate bathroom with a toilet. Wooden stairs lead to a low attic with sloping ceilings, furnished with a bed and built-in wardrobes.

The internal ground-floor area is approximately 26 m². The attic has a similar floor area, although its use is limited by the sloping ceilings and low ceiling height.

The property has its own electricity and water connections.

The paved courtyard features an outdoor shower, a seating area and a small outdoor kitchen. Surrounding greenery creates a pleasant atmosphere.

Please note: The property has an occupancy permit for use as boat storage. It is not approved for residential use or tourist accommodation.

MEDIA CONCEPT d.o.o.
Zvančići 54 E, 51211 Matulji
Web: www.kroatien-exklusivimmobilien.com
Mail: info@media-concept.hr
Tel: +385 51 711 499 Mob: +385 91 22 31 194