



**Lovran, villa 1,127m2 on a plot of 720m2**

*Croatia, Kvarner*

<b>Price:</b>	<b>€ 3 000 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	1908
<b>Bedrooms</b>	10
<b>Number of rooms</b>	10
<b>Land area</b>	720 m2
<b>Area</b>	1127 m2
<b>Category</b>	For sale



Lovran (Opatija), a beautiful Art Nouveau villa built in 1908 in the style of late historicism and Art Nouveau with modern elements.

The villa was designed by the famous Italian architect and builder Attilio Maguolo, who built 86 of the most luxurious Lovran villas. It is one of the most impressive villas of that period in Lovran and the entire Primorje-Gorski Kotar County.

Recognizable for its beauty and exceptional architectural style, Villa Urania is today considered one of the most significant monuments of Lovran architecture and is registered in the register of cultural assets of the Republic of Croatia, and its conservation supervision is carried out by the Ministry of Culture.

It is sold with a completed restoration project of the villa into a private residence - it is possible to change the project and make more apartments inside the building. All project documentation prepared in accordance with the instructions of the conservator and the Ministry of Culture.

It is about the reconstruction of an existing residential building, which includes the main architecture project, construction project for reconstruction, electrotechnical project of strong and weak current, hydro installation project, thermotechnical installation project and elevators, sprinkler installation, fire protection study, and wellness zone project with swimming pool and auxiliary object.

The project documentation envisages the reconstruction of the existing building for residential use, with floor plan and height dimensions that remain the same.

The total area of green areas is 295 m2. The construction (gross) area of the building is 1127.85 m2. IN



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The construction of a spa zone with a swimming pool, an auxiliary building and an underground garage for 5 cars is planned on the neighboring plots.

The main architecture project contains detailed floor plans, elevations and facades, as well as details related to materials and the way the works are carried out.

More information on request.

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