

## ISTRA, SVETI LOVREČ - Moderna kuća s bazenom, Sveti Lovreč, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, SVETI LOVREČ - Moderna kuća s bazenom
Property for:	Sale
House type:	detached
Property area:	220 m <sup>2</sup>
Lot Size:	619 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	1.00 €
Updated:	Nov 02, 2024

### Condition

Newbuild:	yes
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Sveti Lovreč
City area:	Sveti Lovreč
ZIP code:	52448

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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### Parking

Number of parking spaces:	3
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## Description

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ISTRIA, SVETI LOVREČ - Modern house with swimming pool Sveti Lovreč is located in the middle of lush lavender fields in the western part of the Istrian peninsula, in the immediate hinterland of Vrsar, Poreč and Rovinj, and is one of the best preserved medieval fortified towns in Istria. The location of the small town on a gentle hill that dominates the area where as many as 22 settlements, villages and hamlets are scattered speaks of its significant role throughout history. Along the slightly indented western coast of Istria, there are several deep bays, of which the Lim Bay is partially part of the municipality of Sveti Lovreč. The Lim Bay is a natural phenomenon of great scientific and aesthetic value; it was declared a special reserve in the sea. In the vicinity of Sveti Lovreč, a modern house with a swimming pool is for sale. The property is characterized by a convenient location, timeless architectural appearance and spatial organization of the interior. The exterior of the house is elegant and sophisticated. The house is defined as one residential unit with a net area of 175 m<sup>2</sup> spread over two floors. On the ground floor there is an open-concept living area that unites the living room, dining room and kitchen with access to the terrace, a bedroom with its own bathroom, a guest toilet, a laundry room and a storage room. An internal staircase leads to the first floor where there are three bedrooms with their own bathrooms and terraces. The house is cooled/heated by a floor heating system via a heat pump, air conditioners and a wood-burning fireplace in the living room. On the horticulturally landscaped and fenced garden, there is a covered summer kitchen next to the house, while the central place is occupied by a swimming pool measuring 9.5 m x 3.5 m with a sunbathing area. The location, structure and comfort make this property ideal for a peaceful family life as well as an investment for the purpose of tourist rental. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 21049

## Additional contact info

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