

Savršen spoj elegancije i luksuza u srcu Istre, Sveti Lovreč, House



Seller Info

Name: Agencija Europartner
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Last Name: Europartner
Company: Europartner d.o.o.
Name:
Service Type: Selling
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City: Poreč
City area: Poreč
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,
German, Italian

We are enrolled in:

Directory of real estate agents
in the Republic of Croatia,
pursuant to Article 12,
paragraph 2 of the Law on Real
Estate Brokering (Official
Gazette 107/07)
Register of Real Estate Brokers
in the Republic of Croatia,
pursuant to Article 2 of the Law
on Real Estate Brokering
(Official Gazette 107/07)

EUROPARTNER d.o.o
Istarskog Razvoda 1, 52440
Poreč
OIB: 68770135089
MBS: 130003427
Share capital: 20.000,00 HRK
The competent court:
Commerical court Pazin

Listing details

Common

Title:	Savršen spoj elegancije i luksuza u srcu Istre
Property for:	Sale
House type:	detached
Property area:	230 m ²
Lot Size:	1250 m ²
Bedrooms:	6
Bathrooms:	5
Price:	999,000.00 €
Updated:	Jul 28, 2023

Condition

Newbuild:	yes
Condition:	Kept
Built:	2012

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

Infrastructure: Water, Active telephone line, Air conditioner, Telephone installation, Sewage, ADSL

Parking

Number of parking spaces: 3

Description

Description: In a quiet location not far from the beautiful Istrian town of Sv. Lovreč, this exclusive and modern Villa is located in an excellent location. The villa is located on a plot of 1250m² and a living area of 330m². It is decorated with modern expensive antique furniture. The villa is spread over two floors, ground floor and first floor. On the ground floor there is a kitchen which is connected to the dining room and a large living room according to the open-space concept. A lot of sunlight reaches through the large glass rocks and offers a beautiful view of the pool and garden. Furthermore, on the ground floor of the house there are two bedrooms, one of them is a master-bedroom with a luxurious walk in closet, and the other is equipped with a Finnish sauna for one person. Each room has its own bathroom. Both rooms offer access to the pool and a spacious terrace. On the ground floor there is a toilet for guests. An elegant staircase leads to the upper floor of the Villa, which houses three spacious bedrooms with bathrooms. Each room has access to the terrace. On the ground floor of the Villa we have underfloor heating, and on the first floor it is centrally on oil. There is also air conditioning in each room, so the Villa can be used all year round. The garden in front of the house is arranged and planted with Mediterranean plants, and the central place in the garden is occupied by a 40m² large pool with sun deck which has a perfect view of nature and greenery. For extra comfort and even more pleasure by the pool there is a jacuzzi for four people. The villa is located in a small quiet place and not far from the villa there is everything you need for a comfortable life - from a large

restaurant, shop, butcher, school and more. Only 2 km away from this extravagant Villa is the historic Istrian town of Sv. Lovreč which is full of historical and cultural heritage. Porec- 14km Pula airport-50km Other notes: A tour of the property is possible with the signing of a brokerage agreement. In the case of a decision to purchase real estate Agency fee is 3% + VAT on the purchase price and is invoiced after the conclusion of the purchase agreement. Custom ID: M-0498 Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

Additional contact info

Reference Number: 498436
Agency ref id: M-0498