

## SAMO KOD NAS ! Vila sa bazenom Sv.Lovreč !!!, Sveti Lovreč, House



### Seller Info

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About us: Tvrtka REAL nekretnine d.o.o.,

ovlaštena agencija za posredovanje u prometu nekretninama sa sjedištem u Rijeci, Verdieva 5, novost na tržištu, ali s timom provjerenih agenata posrednika, nastojat će prvenstveno zadovoljiti Vaše interese.

Do realizacije i ostvarenja željenog, dovest ćemo Vas bez stresa, nervoze, uz maksimalnu sigurnost, a ukoliko nam ukažete povjerenje radi kupnje ili prodaje, eventualno najma te zakupa, potrudit ćemo se zaslužiti Vašu preporuku kao najbolju reklamu.

Rad, predanost, upornost, profesionalnost i poznavanje tržišta, argumenti su kojima

raspoložemo.

Danas je vrijeme novac,  
nastojat ćemo ga uštedjeti za  
Vas.

Plaćanje posredničke naknade-  
sa smiješkom na licu. Sve  
naprijed navedeno uz  
kvalificiranu pravnu pomoć i  
savjete.

Dobar odabir! Kroz naše web  
stranice nastojimo se približiti  
svim klijentima korisnicima  
naših usluga, i onima koji će to  
tek postati.

Zadovoljan klijent je naša  
obveza.

Reg No.: 1221

## Listing details

### Common

Title:	SAMO KOD NAS ! Vila sa bazenom Sv.Lovreč !!!
Property for:	Sale
House type:	detached
Property area:	170 m <sup>2</sup>
Lot Size:	1054 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	2
Price:	550,000.00 €
Updated:	Jun 28, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

## Permits

Building permit: yes



## Additional information

Energy efficiency: A+

## Parking

Number of parking spaces: 3

## Description

Description: Modern house under construction with swimming pool, Istria, Sveti Lovreč! Sveti Lovreč is located in the middle of lush lavender fields on 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. REAL NEKRETNINE is selling a modern villa under construction, with a swimming pool, in Sveti Lovreč, near the popular town of Poreč. The villa was built as one residential unit with a net area of 170 m<sup>2</sup>, spread over two floors, ground floor and first floor. On the ground floor there is an open-concept living area that includes a 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. Internal stairs lead to the first floor, where there are three bedrooms, each with its own bathroom and terrace. The villa is cooled/heated by a floor heating system via a heat pump, air conditioners and a wood-burning fireplace in the living room. The land with a swimming pool has an area of 1026m<sup>2</sup>, the planned completion of the works and occupancy in March 2024. 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. ID CODE: IST-0647

## Additional contact info

Reference Number: 550690

Agency ref id: IST-0647