

## ISTRA, SV. LOVREČ - Rustikalno moderna vila na odličnoj lokaciji, Sveti Lovreč, House



### Seller Info

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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, SV. LOVREČ - Rustikalno moderna vila na odličnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	350 m <sup>2</sup>
Lot Size:	418 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	5
Price:	750,000.00 €
Updated:	Jun 13, 2024

### Condition

Built:	2017
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### Location

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

### Additional information

Energy efficiency:	A+
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### Heating

Central heating:	yes
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### Parking

Number of parking spaces:	3
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### Description

Description:	ISTRIA, SV. LOVREČ - Rustically modern villa in a great location Sveti Lovreč was founded by the Romans, conquered by the Venetians, and today is a chest of historical treasures and cultural heritage lined with modern 5-star luxury. The beauties of the city are hidden by a large number of tourists who enjoy the hospitality and excellent service of this Istrian pearl every year. Throughout the
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year in the city you can find a place for rest, entertainment, sports, recreation, sightseeing and many tourist attractions. If you go on a trip, you can visit the Brijuni National Park, enter the underground cave Baredine, look through the telescope of the Observatory Visnjan, see the beauty of the surrounding magical cities on the coast or inland Istria, hang out with dinosaurs in Dinopark, go down the slides in the largest water park in Croatia - Aquacolors and experience the adrenaline on the karting track Motodrom Poreč. You can cycle or walk along bike paths along the coast, rural hinterland, Mediterranean forests with the remains of castles, prehistoric forts, churches and rustic villas. We offer beautiful villa built in 2017, with a total living area of 350 m<sup>2</sup> on a plot of 700 m<sup>2</sup>. It consists of a basement, ground floor and first floor, while in front we find a large pool and courtyard. In the basement of the building there is a large space for entertainment and relaxation. So here we find a sitting area with a large television, billiards, table football and table tennis, as well as a richly equipped gym and fitness corner. The ground floor consists of a fully equipped kitchen with dining area, living room, one double bedroom and one bathroom. On the first floor of the villa we have access to a beautiful stone internal staircase which consists of three spacious bedrooms, two of which have access to the terrace with sitting furniture with panoramic views of the greenery and the fabulous Sv. Lovreč. Each bedroom has a private bathroom, air conditioning and a TV. From the living part of the villa we access the terrace which is completely paved with stone and where there is a beautiful pool of 32 m<sup>2</sup>. Below is a neat yard with lawn and greenery. In front of the building there are two covered parking spaces while the whole house is surrounded by a high fence and solid stone pillars. The property is heated by inverter air conditioners, while underfloor heating is installed on the entire ground floor. This property can be a perfect choice for buying a safe, high quality and energy efficient house for a comfortable life, while given the position and well-established business can return the investment in a relatively short period of time. 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: 12631

## Additional contact info

Reference Number: 577412  
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