

## ISTRA - SVETI LOVREČ - EKSLUZIVNE VILLE SA POGEDOM NA ROVINJI!, Sveti Lovreč, House



### Seller Info

Name: Rina nekretnine  
First Name: Rina  
Last Name: nekretnine  
Company Name: Rina Nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://www.rina-nekretnine.hr>  
Country: Croatia  
Region: Grad Zagreb  
City: Zagreb  
ZIP code: 10000  
Address: Lanište 1  
Mobile: 00385 91 2848 310  
Phone: 00385 1 638 2643  
About us: Rina Nekretnine d.o.o. obiteljska firma koji je poslovanje nekretninama započela 2012, kao Rina obrt.

Stalna želja za stručnim i profesionalnim napredovanjem od samih početaka bila je motiv za usavršavanjem znanja i vještina svih naših djelatnika redovitim educiranjem u poslovanju nekretninama, a što sve pratimo izrazito jakim marketingom.

Svim našim klijentima pristupamo s puno empatije, stručno, profesionalno i nadasve detaljno, što je rezultiralo xxx uspješno realiziranih kupoprodaja te smo uspješno stvorili prepoznatljivo ime u svijetu nekretnina Rina Nekretnine.

Naziv: Rina Nekretnine d.o.o.  
za usluge

Skračeno: Rina Nekretnie  
Sjedište: Lanište 1 j, Zagreb,  
uredi poslovanja: Lanište 1 i,  
Zagreb i 8.Mart br. 5, Poreč  
OIB: 49079315133

Reg No.: 93/2023

## Listing details

### Common

Title: ISTRA - SVETI LOVREČ - EKSLUZIVNE VILLE SA POGEDOM NA ROVINJ!  
Property for: Sale  
House type: detached  
Property area: 300 m<sup>2</sup>  
Lot Size: 1408 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 5  
Bathrooms: 5  
Price: 1,390,000.00 €  
Updated: Sep 27, 2024

### Condition

Newbuild: yes  
Built: 2025

### Location

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

### Permits

Building permit: yes  
Location permit: yes

### Additional information

Energy efficiency: A

### Heating

Central heating: yes



## Parking

Number of parking spaces: 3

## Description

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ISTRIA - SURROUNDINGS OF SAINT LOVREČ NOT FAR FROM ROVINJ!  
We offer you an exclusive villa with a VIEW OF THE SEA, ROVINJ AND THE ALPS! Three incredible villas located in a small Istrian village with enough inhabitants to enjoy local wine and olive oil, yet in complete peace surrounded by olive trees. With a look that no one can take away! Only about 10 km from the sea, 17 km from the center of Poreč, 20 km from the city of Rovinj and 44 km from Pula and its airport. VILLA of 300m<sup>2</sup> net area with overflow pool and integrated jacuzzi, outdoor fireplace and outdoor covered terrace ideal for summer kitchen and barbecue setup. It is impossible to conjure up a villa and a combination of modern and true Istrian elegance. Extremely high ceilings in the living room with tall windows, give the impression of the most exclusive real estate. The villa consists of two floors, First: entrance area with guest toilet, technical room ideal for laundry, en suite bedroom with private bathroom of 24m<sup>2</sup> in total and access to private terrace of 17.17m<sup>2</sup>, on the same floor there is an open space living room with kitchen that has 68.68m<sup>2</sup> enriched with sliding ALU rocks so that the view from every part of the house would remain the same and stunning, and the exit to the terraces of a total of 41.25m<sup>2</sup>. Second: a modern wide spiral staircase with a view of the greenery leads to the second floor, where there are three en suite bedrooms, one of which is the master bedroom with a wardrobe and a bathroom of a total of 33m<sup>2</sup> and its own exit to the terrace of 13.30m<sup>2</sup>. An exceptionally spacious yard with parking and an arranged access, as well as a beautifully landscaped environment and a fence made of natural tall plants that gives complete privacy. Overflow pool with preparation for heating, integrated jacuzzi in the pool, garden terrace with private toilet and storage. The entire villa has underfloor heating via a heat pump. Each room will have its own AC for cooling the space. Oak parquet will be laid throughout the villa, while top-quality Italian ceramics will be used in the bathrooms and storage room. Three-layer ALU sliding joinery with a combination of blinds and blinds. Video surveillance equipped with high-quality high-resolution cameras. Alarm system. Expected completion is December 2024. Highly recommended by the agency! PRICE: EUR 1,390,000 Contact us with confidence! RINA +385 99 640 1751 ID CODE: 1860

## Additional contact info

Reference Number: 621775  
Agency ref id: 1860  
Contact phone: +385 99 640 1751