

## Prekrasna vila u okolici Poreča, Sveti Lovreč, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Prekrasna vila u okolici Poreča
Property for:	Sale
House type:	detached
Property area:	154 m <sup>2</sup>
Lot Size:	969 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	1
Price:	690,000.00 €
Updated:	Sep 30, 2024

### Condition

Built:	2005
--------	------

### 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:	In preparation
--------------------	----------------

### Parking

Number of parking spaces:	2
---------------------------	---

### Description

**Description:**

In a picturesque neighborhood near the town of Poreč, this beautiful villa of 154 m<sup>2</sup> is the perfect choice for those seeking a peaceful retreat by the sea. Surrounded by natural beauty and greenery, this property offers all the necessary amenities for a comfortable and high-quality lifestyle.

**Outdoor Space** On a spacious plot of 969 m<sup>2</sup>, the villa boasts its own 11x5 m swimming pool, ideal for refreshing dips during hot summer days. The pool area is equipped with comfortable loungers, perfect for sunbathing and relaxation. The large terrace offers spectacular views of the sea and surrounding landscapes, making it an ideal spot for enjoying morning coffee or evening meals with family and friends.

**Indoor Space** The interior of the villa is designed with attention to detail. The spacious living room is filled with natural light thanks to large glass walls that open onto the terrace. Here, you'll find a comfortable sofa, a perfect place to relax with your favorite movie or enjoy family gatherings. The modern, fully equipped kitchen is adjacent to the living room and offers all necessary appliances and ample space for preparing various meals. The villa features three spacious bedrooms, each thoughtfully decorated to provide maximum comfort and privacy. Additionally, there is one WC and a modern bathroom with luxurious amenities, ideal for unwinding after a long day.

**Comfort Year-Round** Heating is provided by a conventional system along with air conditioning, ensuring a pleasant stay throughout the year, regardless of weather conditions. The villa is perfectly suited to meet the needs of families or for rental, offering all necessary features for comfortable living.

**Location** Situated in a tranquil neighborhood, the villa is close to all essential amenities, including beaches, restaurants, shops, and cultural attractions of Poreč. This location allows for easy exploration of the beautiful Istrian peninsula and enjoyment of various activities, from cycling and hiking to savoring local cuisine. This villa is not just a property; it is a home where unforgettable moments can be created, enjoying the peace of nature along with all the benefits of modern living. ID CODE: IS1514060

**Additional contact info**

Reference Number: 646624  
Agency ref id: IS1514060