

## ISTRA, POREČ - Novoizgrađena vila s infinity bazenom, privatnim podzemnim parkingom i fantastičnim pogledom na more, Sveti Lovreč, House



### Seller Info

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Company Name: DUX NEKRETNINE d.o.o.  
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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, POREČ - Novoizgrađena vila s infinity bazenom, privatnim podzemnim parkingom i fantastičnim pogledom na more |
| Property for:  | Sale                                                                                                                |
| House type:    | detached                                                                                                            |
| Property area: | 303 m <sup>2</sup>                                                                                                  |
| Lot Size:      | 1171 m <sup>2</sup>                                                                                                 |
| Bedrooms:      | 7                                                                                                                   |
| Bathrooms:     | 3                                                                                                                   |
| Price:         | 879,000.00 €                                                                                                        |
| Updated:       | Nov 22, 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 |
| Ownership certificate: | yes |

### Additional information

|                    |    |
|--------------------|----|
| Energy efficiency: | A+ |
|--------------------|----|



### Parking

|                   |     |
|-------------------|-----|
| Garage:           | yes |
| Number of parking | 2   |

spaces:

Covered parking space: yes

## Description

Description:

ISTRIA, POREČ - Newly built villa with infinity pool, private underground parking and fantastic sea view Not far from Poreč on a gentle hill in Sveti Lovreč, you will find this fantastic newly built villa in the Mediterranean style of traditional stone houses. The house offers an unobstructed view of the sea and the bays of Vrsar and Poreč. The villa offers absolutely superb facilities with a large infinity pool, spacious terraces, large windows everywhere, but typical of the country style, everything from floor to ceiling on the ground floor. As a further special highlight, the villa has a very rare underground parking garage in which 2 vehicles can be parked, 2 more vehicles can be parked on the large driveway in front of the garage. The garage door opens electrically. Another parking space, for example for housekeeping service, is located right next to the main entrance to the villa. A staircase and access path made of natural stone connect the underground garage to the main building. On a plot of 1171 m<sup>2</sup>, there is a new building with a swimming pool and a garage with a living and usable area of 303.10 m<sup>2</sup>, including a garage space. The net living area of the house is 210.51 m<sup>2</sup>, the garage has a usable area of 31.35 m<sup>2</sup>. In addition, there is a usable area of about 61.24 m<sup>2</sup>. In addition to various balconies and covered terraces, the villa offers a sunbathing area of an additional 92.59 m<sup>2</sup> around an almost 10 m long pool, which is designed as a real overflow pool facing the sea. The entrance level consists of an entrance porch, a laundry room, a storage room/boiler room and a guest toilet, and in the two-story structure opens the way to the open living area (ground floor) and the private level (upper floor). The ground floor consists of a hallway + stairs, a storage room, two bedrooms with private bathroom, a kitchen with a dining room and a living room. The bedrooms have direct access to the terraces. The kitchen with dining area and the spacious living room in an open concept have direct access to the terrace where there is a summer kitchen and a large overflow pool with a total area of 34.56 m<sup>2</sup>, a garden ideal for entertaining and relaxing with friends and family. The first floor of this beautiful villa consists of a hallway, three bedrooms and two bathrooms. One bedroom has its own private bathroom and access to the terrace with a beautiful view of nature and the sea. The family part consists of 2 bedrooms with a large shared bathroom. All bathrooms have a shower and toilet. There are a total of 5 bedrooms for 10 people, as well as a total of 3 bathrooms and 1 additional toilet for guests. The facility has a total of 4 toilets. **ADDITIONAL INFORMATION:** - Heat pumps for heating and cooling the entire facility - Triple-glazed windows - Composite thermal insulation system - Video surveillance everywhere - Satellite system with connection for 6 TVs - High-quality switches in anthracite color - The surrounding paths around the house are made of natural stone, like on the facade - High-quality porcelain ceramics from India (format 120x60cm) throughout the property - High-quality overflow pool lined with ceramic tiles - The terraces are also with the same type of ceramics - Masonry chimney for connecting the internal and external fireplace - Extensive

outdoor lighting Completion of construction works is planned for the end of 2024. The stated price refers to the finished house. Landscaping and painting work inside the house are not included in this price. All facilities such as shops, restaurants, schools and others are in the immediate vicinity. This villa represents an excellent opportunity for family life, a luxurious vacation in the Mediterranean climate or as a financial investment for rental. 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: 33957

### Additional contact info

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