

## MODERNA VILA SA BAZENOM, ISTRA - SVETI LOVREČ, Sveti Lovreč, House



### Seller Info

Name: Dogma Nekretnine  
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Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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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:	MODERNA VILA SA BAZENOM, ISTRA - SVETI LOVREČ
Property for:	Sale
House type:	detached
Property area:	198 m <sup>2</sup>
Lot Size:	790 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	5
Price:	850,000.00 €
Updated:	Oct 28, 2024

### Condition

Built:	2024
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### 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+
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### Parking

Covered parking space:	yes
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### Description

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SAINT LOVREC - ISTRIA Sveti Lovreč is a small village located in the interior of Istria, between Poreč and Pazin. It carries the charm of the past, which is felt at every step of its stone streets. This small town, surrounded by olive groves and vineyards, preserves its rich history behind well-preserved medieval walls. Near the historic St. Lovreč, a modern house from 2024 is located, which with its contemporary design and comfort offers an ideal refuge from everyday stress. This new building, located on a spacious plot of 790 m<sup>2</sup>, exudes luxury and thoughtful layout, providing a perfect blend of natural surroundings and modern living. The house extends over two floors - ground floor and first floor - and has been carefully designed to meet all the needs of modern life. Each room exudes spaciousness and light, and the large windows offer a beautiful view and allow plenty of natural light throughout the day. On the ground floor of the house there is an elegant kitchen with a dining area, equipped with large sliding walls that open the space to the outside area with a heated pool measuring 9 x 4 meters and a fully equipped summer kitchen. The living room, located next to the kitchen, is ideal for relaxing, and is warmed by a fireplace that creates a pleasant atmosphere. On the ground floor there is also a bathroom with a toilet for guests, a spacious bedroom with its own bathroom, and a practical laundry room. Large sliding walls in the kitchen, living room and bedroom allow direct access to the terrace with the pool, where you can enjoy the outdoor space all year round. The first floor of the house offers three additional bedrooms, each with its own bathroom, which ensures privacy and comfort for all family members or guests. The two terraces on the first floor offer a wonderful view of the surroundings and offer the perfect place for morning coffee or relaxing at sunset. The house is equipped with underfloor heating on a heat pump, air conditioning inverters (1 outdoor unit and 5 indoor units), solar panels for hot water and electricity, as well as PVC carpentry with mosquito nets and automatic blinds, which guarantees high energy efficiency and comfort. In addition, there is video surveillance, two covered parking spaces with a charger for electric cars, and two additional uncovered parking spaces. The 30 m<sup>2</sup> outdoor pantry provides additional storage space. It is important to point out that the house has all the necessary documentation, including a building and use permit and an A+ energy certificate, which guarantees its quality and energy efficiency. Ownership is neatly 1/1, which provides additional security to future owners. This house is not only a place to live, but also an opportunity to enjoy the peace and beauty of the Istrian nature, with the proximity of all facilities offered by Sveti Lovreč. It is ideal for those looking for a perfect balance between modern comfort and natural idyll. Rovinj: 20 km Poreč: 15 km Pula: 32 km \* VILLA WITH SWIMMING POOL \* 4 BEDROOMS (1 BEDROOM ON THE GROUND FLOOR and 3 BEDROOMS ON THE FIRST FLOOR) \* 5 BATHROOMS \* HEATED POOL (9 x 4 m) \* SOLAR PANELS FOR HOT WATER and ELECTRICITY \* FLOOR HEATING ON A HEAT PUMP \* AIR CONDITIONING INVERTERS 5X (1 outdoor unit and 5 indoor units) \* FIREPLACE IN THE LIVING ROOM \* PVC CARPENTRY and AUTOMATIC BLINDS \* VIDEO SURVEILLANCE \* 2 COVERED PARKING PLACES \* 2 OPEN PARKING PLACES \* CHARGER FOR ELECTRIC CARS For a

personalized tour, you have at your disposal: ROBERTA POROPAT Licensed agent Mobile 00385 95 528-3152 roberta.poropat@dogma-nekretnine.com ID CODE: IS1513673

### Additional contact info

Reference Number: 666001  
Agency ref id: IS1513673