

## Prekrasna vila na mirnoj lokaciji, 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 na mirnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	250 m <sup>2</sup>
Lot Size:	700 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	4
Price:	750,000.00 €
Updated:	Oct 29, 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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	A+
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### Parking

Covered parking space:	yes
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### Description

Description:	This beautiful modern villa is located on the outskirts of the picturesque medieval town of Sveti Lovreč, 15 km from the town of Poreč and 20 km from the town of
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Rovinj. The villa was built in 2017., with a total living area of 350 m2 while lying on a plot of 700 m2. 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 fun and relaxation. So here we find a sitting area with a large television, billiards, table football and table tennis and 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 access a beautiful stone internal staircase consisting of three spacious bedrooms, two of which have access to the terrace with seating 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 area of the villa we access the terrace which is completely paved with stone and where there is a beautiful infinity pool of 32 m2 (8x4). 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. The floors are made of high quality ceramics, the whole building is paved and covered with stone, which invested a lot of money, the facade is ten centimeters of styrofoam, while the carpentry is made of PVC with an aluminum finish. All this gives the highest possible energy class A +! The house is categorized as a four-star holiday villa and achieves significant results in tourism. This property can be the 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 time! We are at your disposal for any additional questions and arrangements for sightseeing. Claudio Mezzalira Agent s licencom Mob: 099 – 285/7323 Email: [claudio.mezzalira@dogma-nekretnine.com](mailto:claudio.mezzalira@dogma-nekretnine.com) ID CODE: IS104063

## Additional contact info

Reference Number: 676696  
Agency ref id: IS104063