



<b>Code :</b>	00100
<b>Location :</b>	Poreč
<b>Building area :</b>	212 m2
<b>Land area :</b>	588 m2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Distance from the sea :</b>	10 km

**Price : 830.000 €**

**BUILDING**

<b>Number of rooms :</b>	4
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation
<b>Year of construction :</b>	2024
<b>Condition :</b>	Newly built

**AMENITIES**

<b>Terrace :</b>	Yes
<b>Number of parking spaces :</b>	2
<b>Pool :</b>	Yes

**HEATING & COOLING**

<b>Air conditioning :</b>	Yes
<b>Fireplace :</b>	Yes

**INFRASTRUCTURE**

<b>Electricity :</b>	Yes
----------------------	-----

**DOCUMENTATION**

<b>Building permit :</b>	Yes
--------------------------	-----

A beautiful villa with a perfect blend of modern architecture in an Istrian style is for sale in the village of Lovreč. The villa is located on the edge of the construction zone, which ensures peace and privacy, and in the surrounding area there are beautiful newly built villas and a few pieces of autochthonous old Istrian stone houses.

The villa is located on a plot of land measuring 588m2, while the villa itself has 212m2 of living space distributed on the ground floor and first floor.

The ground floor consists of an entrance, a staircase, a storage room, a guest toilet, a technical room, a living room, a dining room and a kitchen, and a covered terrace. The ground floor leads to the swimming pool and sun deck.

Upstairs there are 3 bedrooms with private bathrooms, a hallway and a terrace.

Heating and cooling takes place via a heat pump - floor heating and a fan coil.

There will be a covered parking space for 2 cars in the yard.

The villa will be fully furnished.



**EURO PARTNER**

Istarskog razvoda 1, 52440 Poreč

e-mail: [office@europartner.hr](mailto:office@europartner.hr)

web: [europartner.hr](http://europartner.hr)

info: +385 98 923 6402

---

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.