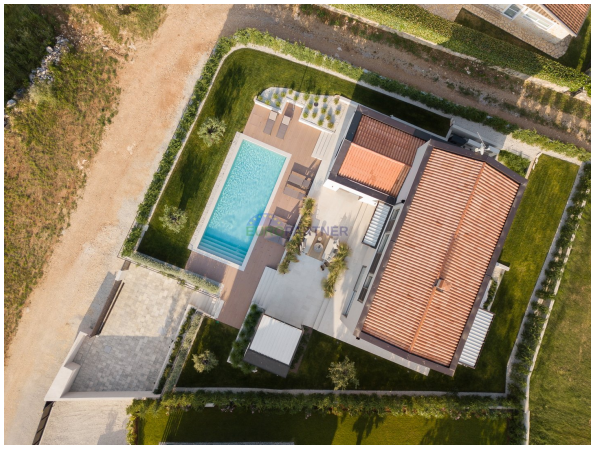
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Code :	00143
Location :	Vrsar
Building area :	181 m2
Land area :	938 m2
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Distance from the center :	10 km
Distance from the sea :	10 km

Price : 1.400.000 €

BUILDING

Number of rooms :	5
Number of floors :	1
Energy class :	in preparation
Year of construction :	2024
Condition :	Newly built

AREAS & SPACES

Storage room :	Yes

AMENITIES

Number of parking spaces :	2
Pool :	Yes
Sauna :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes

In a beautiful, quiet village just 10km from the center of Vrsar and 15km from the center of Poreč, this exclusive modern villa with wellness is for sale.

The villa is located on the edge of a construction area and borders an agricultural area, which guarantees peace and privacy. The villa is located on an elevated plot of 938m2 and has a beautiful view into the distance of the untouched Istrian nature.

The villa has 180m2 of living space and extends over the ground floor and first floor.

On the ground floor there is an entrance hall, cloakroom, toilet, technical room, two storage rooms (one with an external entrance, the other with an internal entrance), kitchen and dining room, wellness room

(sauna, shower and exercise area), and a spacious open space living room with access to the sundeck and pool. On the first floor there are 3 bedrooms with en-suite bathrooms.

In the courtyard there is a heated 40m2 pool with a spacious paved sundeck and open views of nature. An outdoor fireplace and a summer kitchen are installed next to the pool.

The land is of regular shape and is enclosed by a wall and a plant fence (pine fence). Parking is provided for two cars with an imposing electric gate, and there is also a connection for charging electric cars in the parking lot.

The heating is regulated by a heat pump (Mitsubishi), and underfloor heating and a cooling system (Mitsubishi) are installed. As an additional source of heat and atmosphere, a fireplace is installed in the living room. The interior is equipped with high-quality and modern Italian furniture. The yard is decorated with indigenous plants, centuries-old olive trees and a lawn with automatic irrigation.

Author of photos: K O R I D O R 2 7