

EURO PARTNER

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Code :	00387
Location :	Sveti Lovreč
Building area :	279 m2
Land area :	1037 m2
Number of bedrooms :	6
Number of bathrooms :	5
Number of toilets :	2
Distance from the sea :	10 km

Price : 1.200.000 €

BUILDING

Number of rooms :	7
Number of floors :	2
Energy class :	A+
Year of construction :	2020
Condition :	Well maintained

AMENITIES

Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	6
Private pool :	Yes
Jacuzzi :	Yes

HEATING & COOLING

Air conditioning :	Yes
Heat pump :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Septic tank :	Yes

SECURITY

Security door :	Yes
Alarm :	Yes
Video surveillance :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes

Imagine...

...starting each day with a sea view, going about your work at a Mediterranean pace, and enjoying your free time outdoors. Life becomes simpler, slower, and more fulfilling.

Live where others dream of being – perhaps now is the perfect time.

We present to you a luxurious modern villa that, with its contemporary architectural expression, top-quality construction, and thoughtfully designed floor plan, offers a unique level of comfort and privacy. Located on a well-maintained plot of 1,037 m², the villa represents an ideal blend of elegance, functionality, and Mediterranean lifestyle. The uniqueness of this property lies in its specific layout that completely separates the sleeping area of the villa from the living room and socializing space, ensuring maximum privacy and peace, even when a larger number of people stay in the villa. This architectural solution provides exceptional functionality and is ideal for family living or luxury tourist rental.

The villa features six spacious bedrooms and five elegantly equipped bathrooms, while the open concept living room, dining area, and kitchen create an airy space filled with natural light thanks to large glass walls that connect the interior with the exterior of the villa.

The outdoor space is designed as a true private oasis for relaxation and enjoyment. The covered terrace of 116 m² offers a fully equipped summer kitchen and a jacuzzi for six people, creating the perfect space for relaxation and socializing throughout the year.

The central part of the yard features an impressive infinity pool of 60 m², surrounded by 120 m² of sunbathing area, perfectly integrated into a landscaped Mediterranean garden and natural greenery that surrounds the villa.

For additional security and peace of mind, the villa is equipped with video surveillance and an alarm system, while top-quality materials and modern equipment guarantee a high standard of living.

Main features of the villa:

- 6 spacious bedrooms
- 5 modernly furnished bathrooms + 2 guest WCs
- Infinity pool of 60 m²
- 120 m² sunbathing area around the pool
- Covered terrace of 116 m²
- Fully equipped summer kitchen
- Jacuzzi for 6 people
- Yard area of 1,037 m²
- Large panoramic glass walls
- Video surveillance and alarm system
- Aluminum joinery,
- Bosch solar panels
- Mitsubishi heating and cooling system
- Quiet location surrounded by nature and greenery
- Ideal for luxurious family living or high-category tourist rental

This exclusive villa represents a fusion of modern architecture, thoughtful design, and top-notch comfort. Every detail has been carefully designed to provide future owners with a sense of luxury, privacy, and complete relaxation. The impressive outdoor space, infinity pool, wellness facilities, and unique room layout make this property a rare opportunity in the luxury villa market.