EURO PARTNER
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Code :	00402
Location :	Sveti Lovreč
Building area :	237 m2
Land area :	3496 m2
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Distance from the center :	5 km
Distance from the sea :	15 km
Orientation :	South

Price : 950.000 €

BUILDING

Number of rooms :	4
Number of floors :	2
Energy class :	in preparation
Year of construction :	2004

AREAS & SPACES

Storage room :	9 m2

AMENITIES

Sea view :	Yes
Terrace :	Yes
Balcony :	Yes
Private pool :	Yes

HEATING & COOLING

Central heating (oil) :	Yes
Air conditioning :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Water :	Yes
Septic tank :	Yes

DOCUMENTATION

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

Imagine...
...starting each day with the chirping of birds, sipping your first morning coffee in a pine forest, completing your daily tasks at a leisurely Mediterranean pace, and enjoying your free time outdoors. Life becomes simpler, calmer, and of higher quality.
Live where others dream – perhaps now is the perfect moment.
We offer for sale a beautiful and unique stone villa located on a spacious plot of land measuring 3,500 m², which, with its authentic character,

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large garden, and surroundings, provides a relaxing lifestyle because Istria is not just about the sea, sun, and beaches – its magic also lies in the interior, among the smaller ancient Istrian towns that have inscribed their distant history within their walls, among the green hills, vineyards, olive groves, and lavender fields..
That is the spirit of the Mediterranean, the spirit of Istria..

The villa has 237 m² of living space, spread over two levels.
On the ground floor, there is a spacious and comfortable living room connected to the kitchen and dining area, a guest toilet, one bedroom with an en-suite bathroom, and an additional storage room. The open and functional layout is ideal for everyday living, as well as for a pleasant stay with family and guests.

On the upper floor, there are two more spacious bedrooms, each with its own bathroom and access to a balcony. One of the bedrooms also has its own wardrobe, providing an even higher level of comfort and practicality.

A traditional Istrian stone "kažun" of 9 m² gives a special character to the garden, which is currently arranged as a storage and technical room for pool equipment.

In the spacious courtyard, there is also a swimming pool of 65 m², which is currently not in operation, but represents excellent potential for arrangement and creating an attractive private zone for relaxation and enjoyment outdoors.

The special value of this property is its large garden of 3,500 m². The land is rich in greenery, oaks, cypresses, and other mature trees that create natural shade, further emphasizing the feeling of peace and providing a high level of privacy.

This unique villa is ideal for those looking for a property with character, a spacious garden, and an authentic Istrian ambiance — whether as a family home, a vacation house, or an investment in tourism.

A property that provides a sense of private refuge, surrounded by greenery and nature, while simultaneously offering space, comfort, and authentic Mediterranean character.