

EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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info: +385 98 923 6402



Code :	00076
Location :	Sveti Lovreč
Building area :	238 m2
Land area :	1364 m2
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Distance from the center :	5 km
Distance from the sea :	10 km

Price : **880.000 €**

BUILDING

Number of rooms :	4
Number of floors :	1
Energy class :	in preparation
Year of construction :	2017
Condition :	Newly built

AMENITIES

Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	4
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes

DOCUMENTATION

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

A beautiful newly built kama villa is for sale, which is located in a beautiful small settlement near Sv. Lovreč.

The villa is located in a very quiet and beautiful village with only a few houses.

In the surroundings of the house there are beautiful vineyards, olive groves, fields and forests, and the first floor of the house offers a view of the sea!

The villa is located on a plot of land measuring 1364m2, and the villa itself has 238m2 of living space.

It is divided into ground floor and first floor. On the ground floor there is a spacious living room, dining room, kitchen, guest toilet, pantry, summer kitchen, bedroom with its own bathroom, and a large terrace.

Upstairs there are 2 large bedrooms with private bathrooms and exits to



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a large, spacious terrace with direct access to the garden.

There is a 70m² swimming pool in the yard. In the yard there is also a covered parking lot that can fit 2 cars, while there is enough space for two additional cars in front.

Heating is provided by underfloor heating, air conditioning and a fireplace in the living room.

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.