

EURO PARTNER

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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.