

## EURO PARTNER

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|                                   |              |
|-----------------------------------|--------------|
| <b>Code :</b>                     | 00083        |
| <b>Location :</b>                 | Sveti Lovreč |
| <b>Building area :</b>            | 230 m2       |
| <b>Land area :</b>                | 1250 m2      |
| <b>Number of bedrooms :</b>       | 5            |
| <b>Number of bathrooms :</b>      | 5            |
| <b>Number of toilets :</b>        | 1            |
| <b>Distance from the center :</b> | 15 km        |
| <b>Distance from the sea :</b>    | 15 km        |

**Price : 1.200.000 €**

### BUILDING

|                               |                |
|-------------------------------|----------------|
| <b>Number of rooms :</b>      | 6              |
| <b>Number of floors :</b>     | 1              |
| <b>Energy class :</b>         | in preparation |
| <b>Year of construction :</b> | 2012           |
| <b>Condition :</b>            | Newly built    |

### AREAS & SPACES

|                       |     |
|-----------------------|-----|
| <b>Storage room :</b> | Yes |
|-----------------------|-----|

### AMENITIES

|                                   |     |
|-----------------------------------|-----|
| <b>Terrace :</b>                  | Yes |
| <b>Balcony :</b>                  | Yes |
| <b>Number of parking spaces :</b> | 3   |
| <b>Pool :</b>                     | Yes |
| <b>Sauna :</b>                    | Yes |

### HEATING & COOLING

|                                 |     |
|---------------------------------|-----|
| <b>Central heating (wood) :</b> | Yes |
| <b>Air conditioning :</b>       | Yes |
| <b>Underfloor heating :</b>     | Yes |
| <b>Fireplace :</b>              | Yes |

### INFRASTRUCTURE

|                      |     |
|----------------------|-----|
| <b>Electricity :</b> | Yes |
| <b>Water :</b>       | Yes |
| <b>Sewerage :</b>    | Yes |

### DOCUMENTATION

|                                |     |
|--------------------------------|-----|
| <b>Ownership certificate :</b> | Yes |
| <b>Building permit :</b>       | Yes |
| <b>Occupancy permit :</b>      | Yes |

In a quiet location not far from the beautiful Istrian town of Sv. Lovreč, this exclusive and modern Villa is located in an excellent location. The villa is located on a plot of 1250m2 and a living area of

330m<sup>2</sup>.

It is decorated with modern expensive antique furniture.

The villa is spread over two floors, ground floor and first floor.

On the ground floor there is a kitchen which is connected to the dining room and a large living room according to the open-space concept. A lot of sunlight reaches through the large glass rocks and offers a beautiful view of the pool and garden.

Furthermore, on the ground floor of the house there are two bedrooms, one of them is a master-bedroom with a luxurious walk in closet, and the other is equipped with a Finnish sauna for one person. Each room has its own bathroom. Both rooms offer access to the pool and a spacious terrace. On the ground floor there is a toilet for guests.

An elegant staircase leads to the upper floor of the Villa, which houses three spacious bedrooms with bathrooms. Each room has access to the terrace.

On the ground floor of the Villa we have underfloor heating, and on the first floor it is centrally on oil.

There is also air conditioning in each room, so the Villa can be used all year round.

The garden in front of the house is arranged and planted with Mediterranean plants, and the central place in the garden is occupied by a 40m<sup>2</sup> large pool with sun deck which has a perfect view of nature and greenery.

For extra comfort and even more pleasure by the pool there is a jacuzzi for four people.

The villa is located in a small quiet place and not far from the villa there is everything you need for a comfortable life - from a large restaurant, shop, butcher, school and more.

Only 2 km away from this extravagant Villa is the historic Istrian town of Sv. Lovreč which is full of historical and cultural heritage.

Porec- 14km

Pula airport-50km

Other notes: A tour of the property is possible with the signing of a brokerage agreement. In the case of a decision to purchase real estate Agency fee is 3% + VAT on the purchase price and is invoiced after the conclusion of the purchase agreement.

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.