EURO PARTNER
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Code :	00083
Location :	Sveti Lovreč
Building area :	230 m2
Land area :	1250 m2
Number of bedrooms :	5
Number of bathrooms :	5
Number of toilets :	1
Distance from the center :	15 km
Distance from the sea :	15 km

Price : 1.200.000 €

BUILDING

Number of rooms :	6
Number of floors :	1
Energy class :	in preparation
Year of construction :	2012
Condition :	Newly built

AREAS & SPACES

Storage room :	Yes

AMENITIES

Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	3
Pool :	Yes
Sauna :	Yes

HEATING & COOLING

Central heating (wood) :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	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

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330m2.
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 40m2 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.