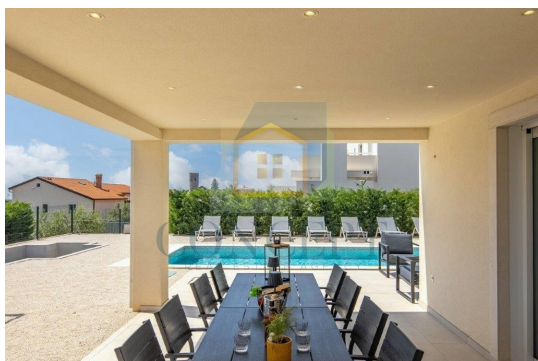
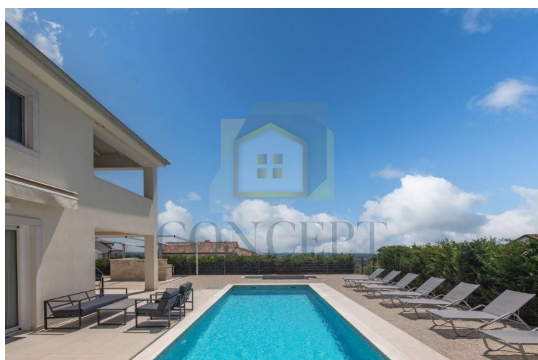
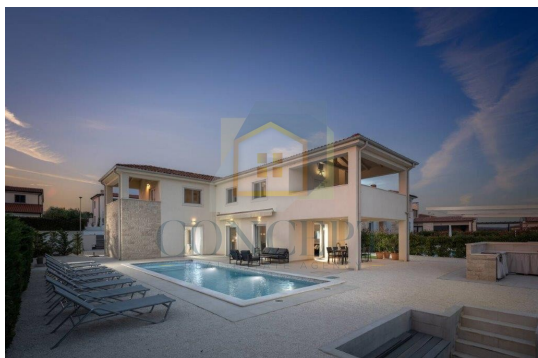




Code :	00501
Location :	Sveti Lovreč
Building area :	292 m2
Land area :	777 m2
Distance from the center :	300 m
Distance from the sea :	12000 m
Orientation :	South-West
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	1
Storage room :	Yes
Sea view :	Yes
Number of parking spaces :	2
Private pool :	Yes
Terrace :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Year of construction :	2021
Energy class :	A+
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price 830.000 €

For sale is a beautiful detached villa with a swimming pool located in Sveti Lovreč, situated in a quiet and newly built neighborhood, just 300 meters from the town center, school, kindergarten, and shops. The house was built in 2021 according to modern construction standards, with a total living area of 292 m² distributed over the ground floor and first floor.

On the ground floor, there is a spacious living room connected to the kitchen and dining area, one bedroom with an en-suite bathroom, a guest toilet, and an entrance hall. The first floor features three comfortable bedrooms, each with its own bathroom, while two large terraces offer a stunning sea view.

The house is equipped with underfloor heating on the ground



CONCEPT REAL ESTATE
Lošinjaska 7, 52440 Poreč
e-mail: info@concept-porec.com
web: concept-porec.com
info: +385 99 408 1238

floor and in the bathrooms on the first floor, and it is fully air-conditioned, ensuring comfort throughout the year. On the landscaped plot of 777 m², there is a 44 m² swimming pool with a sunbathing area, as well as a covered space with a barbecue, ideal for gatherings and relaxation.

In an additional constructed and unfinished part of the basement, intended for a tavern, storage, and boiler room, with an area of 105 m², one part currently houses the pool equipment room.

The entire neighborhood is connected to the municipal sewage system, and the peaceful location combined with proximity to all amenities makes this house an excellent choice for family living or as an investment for tourist rentals.

For more information and to arrange a viewing, please feel free to contact us.