

Villa

Sveti Lovreč, Istria



Ref	RE-U-42700
Type	Villa
Region	Istria > Poreč
Location	Sveti Lovreč
Front line	No
Sea view	No
Distance to sea	15000 m
Floorspace	93 sqm
Plot size	500 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 350 000

Semi-Detached House with Swimming Pool in Sveti Lovreč, 15 km from the Sea!

The total living area is 93 sq.m., set on a 500 sq.m. plot.

Perched on a gentle hill with stunning vistas of rolling fields, vineyards, olive groves, and the sea shimmering in the distance, Sveti Lovreč captivates the senses. Nestled amid vibrant lavender fields in the western reaches of the Istrian peninsula, this gem lies in the immediate hinterland of the lively towns of Vrsar, Poreč, and Rovinj. Renowned as one of Istria's finest preserved medieval fortified villages, it whispers tales of centuries past.

The village's elevated position, commanding a landscape scattered with up to 22 hamlets, villages, and settlements, highlights its pivotal historical importance.

Istria's western coast, with its softly curving inlets, features several profound bays—one of which, Lim Bay, partially belongs to the Municipality of Sveti Lovreč. This extraordinary natural formation, rich in scientific and aesthetic allure, has earned designation as a special marine reserve.

In this serene enclave close to Sveti Lovreč, an inviting semi-detached house with a private swimming pool awaits its new owners.

This exceptional micro-location embodies the essence of a quaint Istrian village: profound intimacy, escape from the frenzy of daily life, and a tranquil reprieve from urban clamor—all while remaining conveniently near Istria's bustling towns, replete with modern conveniences.

Complementing its prime setting is the property's superior construction quality, promising enduring comfort and an elevated standard of living.

Crafted in timeless architectural style that seamlessly integrates with the local settlement and verdant surroundings in both form and palette, the house is configured as a single-level residential unit.

It encompasses an open-plan layout that fluidly combines the kitchen, dining area, and living room, complete with doors opening onto a shaded terrace; three cozy bedrooms; two well-appointed bathrooms; and ample storage space.

The enclosed yard has been thoughtfully landscaped for ambiance and horticultural delight, featuring a sparkling swimming pool and dedicated sunbathing zone.

With its superb positioning and intuitive flow between indoor and outdoor spaces, this home presents a perfect canvas for harmonious family living or a savvy investment in short-term vacation rentals.

The quoted price pertains to the property in its fully completed state, unfurnished, empowering buyers to personalize the interiors to suit their unique vision and style.

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Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages:

Swimming pool

Storage

Attached

Urbanized

Modern

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Price per m²:
3.763 €

Average price/m² of this type
in this region:
4.002 €

Median price/m² of this type
in this region:
3.868 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

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