

# Villa

## Sveti Lovreč, Istria



<b>Ref</b>	RE-U-42972
<b>Type</b>	Villa
<b>Region</b>	Istria > Poreč
<b>Location</b>	Sveti Lovreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	15000 m
<b>Floorspace</b>	210 sqm
<b>Plot size</b>	700 sqm
<b>No. of bedrooms</b>	3

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**No. of bathrooms**

2

**Price**

€ 795 000

Visit with us This the Enchanting Stone Istrian Villa: A Radiant Blend of Timeless Charm and Elegant Living - Just 15 km from the Sparkling Sea and Poreč!

Nestled on a sun-kissed hilltop in the idyllic village of Sveti Lovreč, where breathtaking vistas unfold across gentle lavender fields, rolling vineyards, olive groves, and the shimmering Adriatic in the distance, this gem awaits. Sveti Lovreč, a masterfully preserved medieval fortress town in the heart of western Istria, sits like a crown jewel amid 22 charming hamlets and villages. Tucked behind the vibrant coastal havens of Vrsar, Poreč, and Rovinj, it whispers tales of history and serenity from its elevated perch, dominating the landscape with effortless grace.

Step into pure magic with this stunning Istrian villa, where authentic Mediterranean allure dances hand-in-hand with sleek modern comforts—crafting an irresistible haven for joyful family moments or indulgent escapes in Istria's sun-drenched soul!

Gaze out from your private paradise to the fairy-tale silhouette of the old town core, infusing every day with that signature Istrian magic and soul-stirring authenticity.

Sprawling across 210 m<sup>2</sup> of pure delight, this beauty boasts three cozy bedrooms, two pristine bathrooms, a generous living space that invites laughter and lounging, and a fully equipped kitchen-dining haven perfect for whipping up feasts under the golden light. The interiors glow with thoughtful details in a warm, inviting style that celebrates Istria's rich heritage, while the outdoors promises utter seclusion and blissful unwinding amid nature's embrace.

In the lovingly landscaped 700 m<sup>2</sup> grounds, dive into your very own 57 m<sup>2</sup> private swimming pool, bask on expansive sun-soaked terraces, gather under shaded nooks for lively chats, and wander through a meticulously tended garden that bursts with Mediterranean vibrancy—think fragrant blooms and endless azure skies!

This villa's prime spot guarantees tranquil privacy wrapped in peace, yet zips you effortlessly to the coast's lively shores and all the region's treasures in a heartbeat.

With its top-tier finishes, whisper-quiet locale, and that unmistakable Istrian sparkle, this treasure is a golden opportunity—whether for cherishing as your personal slice of heaven or a savvy investment in one of Istria's most coveted corners. Your dream awaits—come claim the glow!

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:**

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Swimming pool  
Garden  
Modern

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Price per m<sup>2</sup>:  
3.786 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.002 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.868 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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