

Villa

Sveti Lovreč, Istria



Ref	RE-U-46317
Type	Villa
Region	Istria > Poreč
Location	Sveti Lovreč
Front line	No
Sea view	No
Distance to sea	4400 m
Floorspace	198 sqm
Plot size	792 sqm

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No. of bedrooms	4
No. of bathrooms	5
Price	€ 790 000

Discover a sophisticated blend of contemporary design and traditional Istrian charm with this exquisite villa for sale in Sveti Lovreč, offered at 790,000 EUR. Nestled in the tranquil hinterland of Vrsar, Poreč, and Rovinj, this property sits in one of the most beautifully preserved medieval towns on the Istrian peninsula. Surrounded by lush lavender fields and located just 4 kilometers from the pristine Adriatic coast and the natural wonders of Lim Bay, this 198.82 square meter residence offers a premium lifestyle on a generous 792 square meter plot. The architectural layout spans two floors, meticulously designed to provide luxury, privacy, and accessibility, including a ground-floor bedroom suite specifically adapted for people with disabilities.

The heart of the home is an expansive open-concept living area on the ground floor, featuring a modern kitchen and dining space that flows seamlessly onto a covered terrace. This outdoor oasis is centered around a 9x3.5 meter swimming pool equipped with specialized jets and prepared for a heating system to extend your swimming season. The upper floor hosts three additional bedrooms, each boasting private en-suite bathrooms and access to covered balconies that offer sweeping views of the surrounding Istrian nature. Every room is finished with high-quality custom furniture, satellite television, and air conditioning to ensure absolute comfort.

Outdoor living is elevated by a fully equipped summer kitchen featuring a large fireplace and gas grill, complemented by a children's playground and a professional landscaping plan that includes Mediterranean plants and automated irrigation. Security and modern convenience are paramount, with a seven-camera video surveillance system, an electric remote-controlled gate, and a covered parking area for up to four vehicles, complete with an electric vehicle charging station. The property is built to elite energy standards, featuring 10 cm of external insulation, PVC joinery with electric blinds, and mosquito nets throughout.

What truly sets this Istrian villa apart is its commitment to sustainability and energy efficiency. The home utilizes a comprehensive heat pump system for underfloor heating and cooling, two solar panels for hot water, and a whole-house water purification system. Furthermore, the installation of 13 electric solar panels creates a private 7.4 kW power plant, significantly reducing long-term utility costs. Whether you are seeking a permanent family residence, a luxurious escape from urban stress, or a high-performing investment property for the Croatian rental market, this villa represents a turnkey solution in a prime location.

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
- Floor heating
- Urbanized

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Modern

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Price per m²:
3.990 €

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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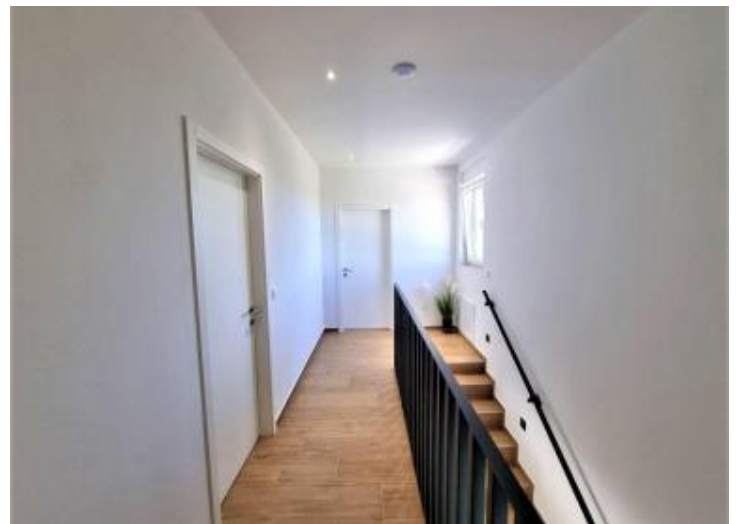
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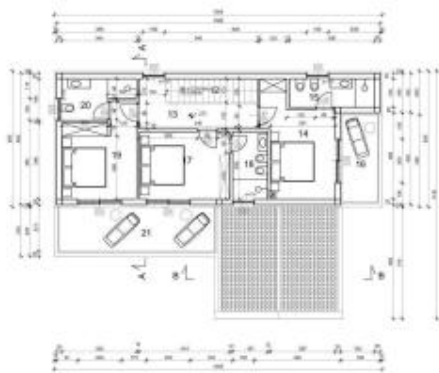
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Opis	Ukupno	Neto
Podzemna etaža	100,00	100,00
Prvi kat	100,00	100,00
Drugi kat	100,00	100,00
Ukupno	300,00	300,00

APLIKATIVNA SKEMA - 1:1



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