

# Villa

## Sveti Lovreč, Istria



<b>Ref</b>	RE-U-46914
<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>	17000 m
<b>Floorspace</b>	174 sqm
<b>Plot size</b>	1320 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 675 000

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This exclusive modern villa with a pool in the Sveti Lovreč area represents a premier opportunity for anyone seeking luxury **real estate in Croatia for sale**. Situated on a sprawling 1,320-square-meter plot, this 174-square-meter villa offers a perfect blend of contemporary design and the authentic Istrian landscape. Sveti Lovreč stands proudly as one of the best-preserved medieval fortified towns in Croatia, located in the immediate hinterland of popular tourist hotspots like Poreč, Vrsar, and Rovinj.

The region is globally renowned for its lavender fields, vineyards, and olive groves, while the nearby Lim Bay, a protected marine reserve, adds invaluable aesthetic and natural worth to this micro-location.

The demand for a **villa in Istria for sale** with views of the sea and nature has never been higher, and this property delivers exactly that: peaceful inland living with quick access to the coast, located just 17 kilometers away. The architecture focuses on functionality and aesthetics, utilizing natural light to create a sophisticated ambiance across two floors. The ground floor is designed as an open-space concept connecting a modern kitchen, dining area, and living room with direct access to a covered terrace featuring a summer kitchen, perfect for the Mediterranean lifestyle. In addition to a spacious bedroom with an en-suite bathroom on the ground floor, the upper floor hosts two more luxury bedrooms with private bathrooms and access to a terrace offering relaxing views of the greenery.

The horticulturally landscaped garden with a private swimming pool and sunbathing area provides total privacy and intimacy, making this property an excellent investment for a holiday rental business in Croatia or a prestigious family home. High-quality construction and carefully selected equipment guarantee long-term value, while the proximity to dynamic Istrian towns ensures access to all amenities, from top-tier restaurants to sporting activities. Whether you are looking for an investment property or a holiday home near Poreč and Rovinj, this villa in Sveti Lovreč offers a unique synergy of luxury, tradition, and nature.

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
- Garden
- Modern

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Price per m<sup>2</sup>:  
3.879 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.014 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.866 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.552 €

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

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