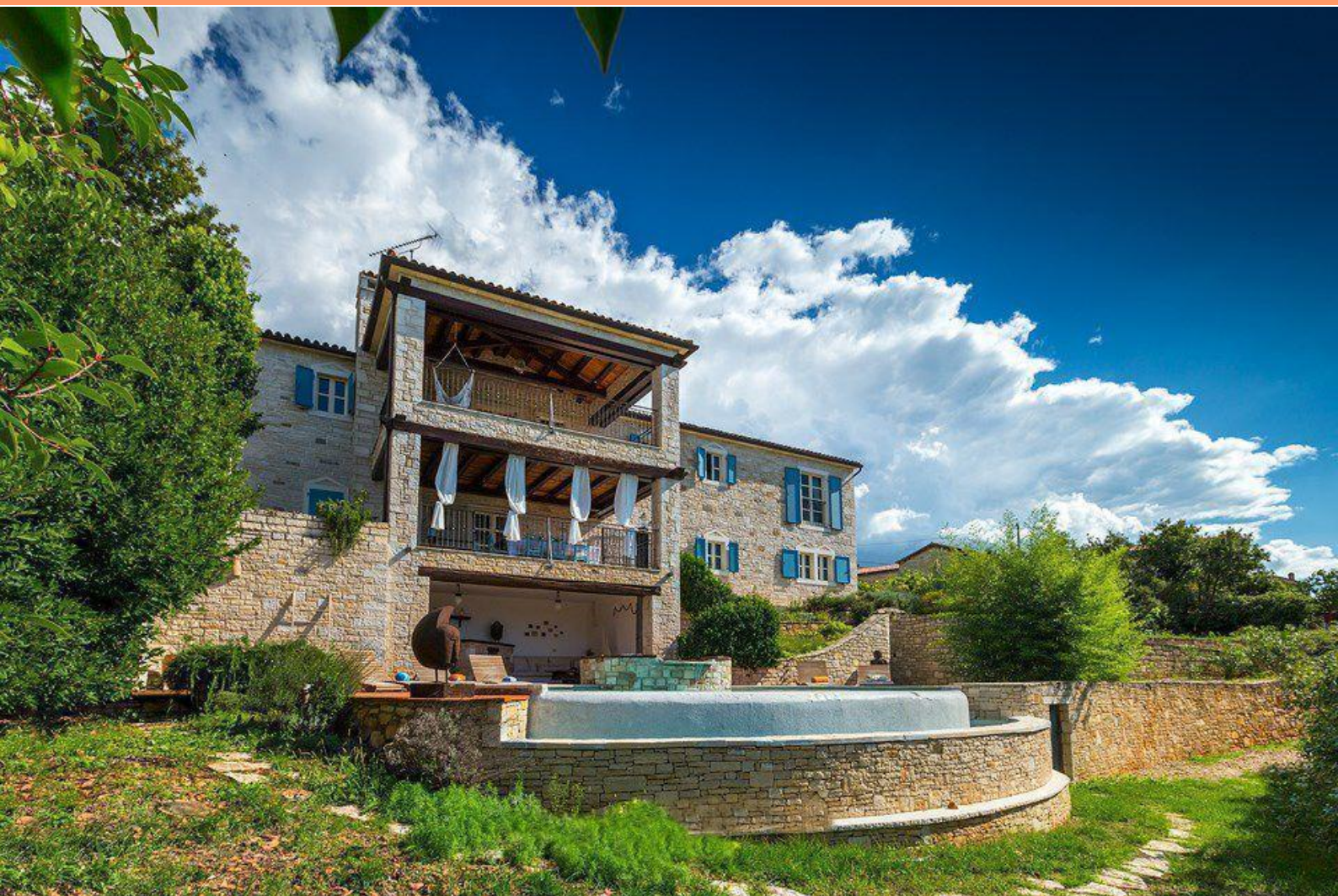


# Villa

## Sveti Lovreč, Istria



|                         |                |
|-------------------------|----------------|
| <b>Ref</b>              | RE-U-19053     |
| <b>Type</b>             | Villa          |
| <b>Region</b>           | Istria > Poreč |
| <b>Location</b>         | Sveti Lovreč   |
| <b>Front line</b>       | No             |
| <b>Sea view</b>         | Yes            |
| <b>Distance to sea</b>  | 10000 m        |
| <b>Floorspace</b>       | 306 sqm        |
| <b>Plot size</b>        | 1350 sqm       |
| <b>No. of bedrooms</b>  | 3              |
| <b>No. of bathrooms</b> | 4              |
| <b>Price</b>            | € 990 000      |

Superbly designed Tuscan-style stone villa with sea view in Sveti Lovrec not far from Porec!  
Unique villa of a famous Croatian interior designer, with total floorspace of 306m<sup>2</sup> is located in the heart of Istria just 10 minutes drive to the sea.

The eclectic interior of the villa consists of a spacious open space ground floor consisting of a living room with two Roche Bobois sofas delivered from Verona, a Bose sound surround system, antique chandeliers and a handmade billiard table from Siena.

The entire villa is decorated with quality, top designer and antique pieces of furniture, ornaments and sculptures that the owner has collected over the years on trips around the world.

The villa is decorated with details from the house of Barbara Streisand, which the designer once bought at a private auction.

On the lower floor there is a superbly equipped large gourmet kitchen that will satisfy even the most refined tastes.

The ground floor also has a toilet, laundry and storage room with double refrigerator. The living room opens onto a covered terrace overlooking the forest and meadows all the way to the sea.

Upstairs are 3 double bedrooms with attached bathrooms and dressing rooms. From the upper floor there is an exit to the covered terrace located on the west side, where in the evening you can enjoy the view of the sea and the sunset, as well as privacy and silence provided by nature.

The villa is considered one of the most beautiful in Istria and has been published in many interior design magazines. In front of the house there is an oval infinity pool of 45m<sup>2</sup> which has the possibility of counter-current swimming and a hydromassage pool. Below the pool is a rustically built outdoor shower with a waterfall under which you will feel like showering in the jungle. The garden is decorated with huge lavender bushes, lush laurel and olive trees, from which it is possible to produce about 10 liters of top-quality homemade olive oil a year.

Next to the swimming pool there is a comfortable seating area and cocktails. That part of the house is reminiscent of the atmosphere of Mykonos and Bali. In a special part of the garden there is a barbecue with a classic barbecue and a real brick pizza oven. Due to the thickness and quality of the stone walls, this villa does not need air conditioning during the summer months.

For winter there is central heating with underfloor heating on the ground floor and radiators in the upstairs rooms, and in the living room there is a fireplace for added comfort. In front of the villa there is a covered parking lot, and the villa is also equipped with a state-of-the-art alarm system and a gate with remote opening.

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.

# Villa

## Sveti Lovreč, Istria



Price per m<sup>2</sup>:  
3235 €

Average price/m<sup>2</sup> of this type  
in this region:  
3896 €

Median price/m<sup>2</sup> of this type  
in this region:  
3869 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4700 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3861 €



# Villa

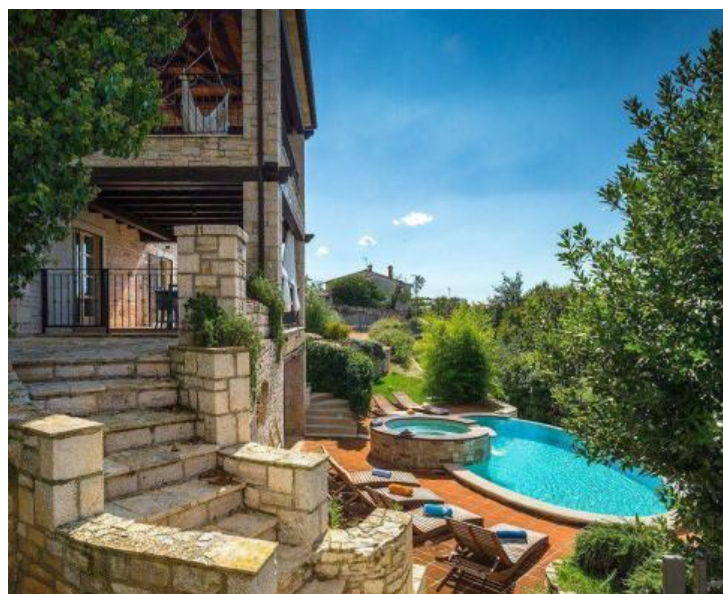
## Sveti Lovreč, Istria





# Villa

## Sveti Lovreč, Istria



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# Villa

## Sveti Lovreč, Istria





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