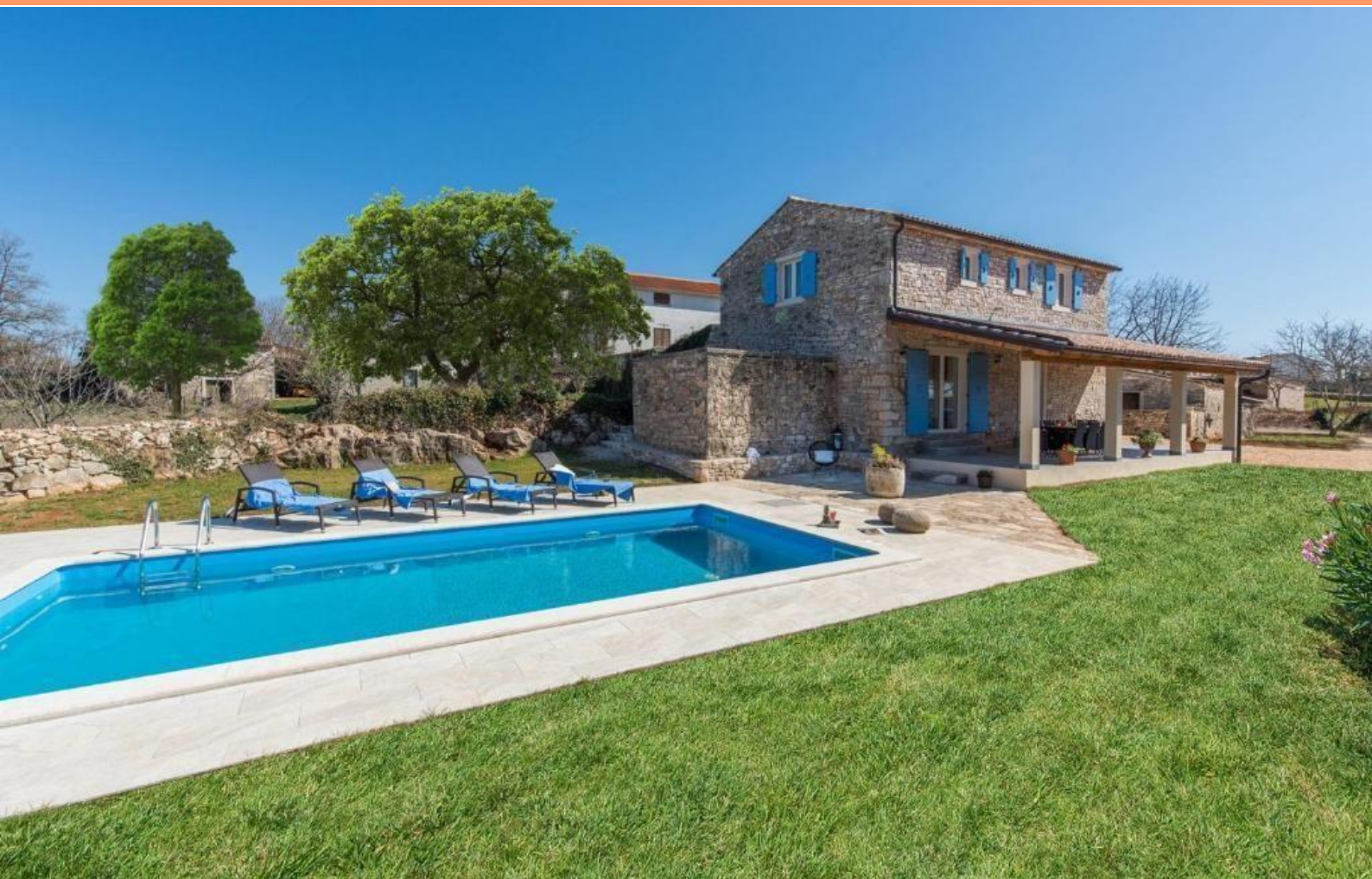


Villa

Sveti Lovreč, Istria



Ref	RE-U-34327
Type	Villa
Region	Istria > Porec
Location	Sveti Lovreč
Sea view	No
Distance to sea	12000 m
Floorspace	359 sqm
Plot size	9632 sqm
No. of bedrooms	6
No. of bathrooms	4
Price	€ 999 000

Villa

Sveti Lovreč, Istria



Situated on the edge of a picturesque village, just 16 km from the town of Poreč and 12 km from stunning beaches, this exceptional property offers a rare opportunity.

Completely renovated in 2020, the villa combines modern comfort with traditional Istrian charm, creating a space that exudes elegance.

Total area of the buildings is 359 sq.m. Total territory size is 9632 sq.m.

Main villa is amazingly renovated.

The ground floor features a spacious living area with an open kitchen and dining room, as well as a bathroom and a storage room. A

set of internal stairs leads to the first floor, where three bedrooms are located. The master bedroom includes its own bathroom, while the other two bedrooms share a separate bathroom.

At the front of the villa, a large covered terrace offers beautiful views of the surrounding greenery and the pool. Adjacent to the swimming pool is a sunbathing area and a covered summer kitchen with a fireplace, built in 2022, that retains the villa's authentic Istrian style.

One of the villa's standout features is its expansive 9,000 square meter garden, with scenic paths perfect for leisurely walks and moments of reflection.

Behind the villa lies an additional traditional Istrian stone house, awaiting a complete renovation to become an integral part of this remarkable property. This secondary building, with its living room, kitchen, dining room, bathroom, three bedrooms, and two ground-floor taverns, is ready for a new owner to infuse it with their own vision.

The fenced yard also includes two additional legalized structures: one serving as a covered parking area, and the other in the process of being transformed into a charming apartment. The spacious grounds offer enough room for an additional swimming pool, providing future owners with the flexibility to expand the property's amenities following renovation.

This idyllic location is rich in convenience, with a variety of amenities just a short drive away, including shops, schools, kindergartens, restaurants, a post office, and a pharmacy. The area is perfect for enjoying nature, with easy access to scenic walks. Surrounded by holiday villas, this peaceful setting makes the property an attractive investment for those seeking a unique blend of private retreat and lucrative tourist rental potential.

It is an ideal opportunity for anyone seeking their own piece of paradise or those looking to invest in prime real estate.

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

Villa

Sveti Lovreč, Istria



expenses. Agency/brokerage agreement is signed prior to visiting properties.

Villa

Sveti Lovreč, Istria



Price per m²:
2783 €

Average price/m² of this type
in this region:
3900 €

Median price/m² of this type
in this region:
3881 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

Villa

Sveti Lovreč, Istria



Villa

Sveti Lovreč, Istria



Villa

Sveti Lovreč, Istria



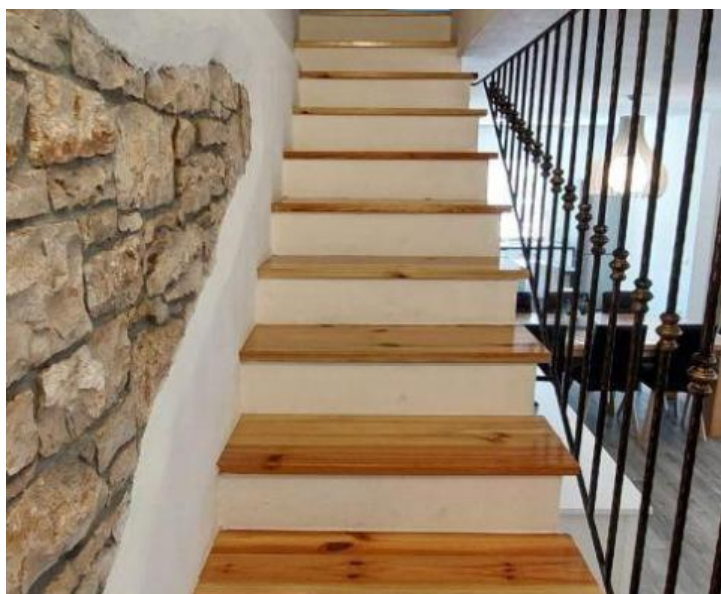
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