

Villa

Sveti Lovreč, Istria



Ref	RE-U-12631
Type	Villa
Region	Istria > Porec
Location	Sveti Lovreč
Front line	No
Sea view	No
Floorspace	350 sqm
Plot size	700 sqm
No. of bedrooms	4

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No. of bathrooms

5

Price

€ 913 000

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Tuscany-style rustic but modern villa in a great location in Sveti Lovreč near the town of Poreč! This beautiful villa was built in 2017, with a total living area of 350 m² on a plot of 700 m². It consists of a basement, ground floor and first floor, while in front we find a large swimming pool and garden.

In the basement of the building there is a large space for entertainment and relaxation - it can be used as cinema hall, billiard hall, games room, library, sauna, gym. Now we find here a sitting area with a large television, billiards, table football and table tennis, as well as a richly equipped gym and fitness corner. The ground floor offers fully equipped kitchen with dining area, living room, one double bedroom and one bathroom and terrace.

The first floor of the villa offers a beautiful stone internal staircase which consists of three spacious bedrooms, two of which have access to the terrace with sitting furniture with panoramic views of the greenery and the fabulous Sv. Lovreč. Each bedroom has a private bathroom, air conditioning and a TV.

The whole property is heated by **inverter air conditioners**, while **underfloor heating** is installed on the entire ground floor.

From the living part of the villa we access the terrace which is completely paved with stone and where there is a beautiful **swimming pool of 32 m²**.

In front of the building there are two covered parking spaces while the whole house is surrounded by a high fence and solid stone pillars.

Villa is very picturesque, it's outlook is pleasant for your eyes...

It was built for the hedonists who understand the value and taste of life.

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.

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Price per m²:
2609 €

Average price/m² of this type
in this region:
3917 €

Median price/m² of this type
in this region:
3895 €

Average price/m² of this type
in Croatia:
4352 €

Median price/m² of this type
in Croatia:
3868 €

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