



Ref RE-U-30108

Type Villa

RegionIstria > PorecLocationSveti Lovreč

Front line No Sea view No

Distance to sea17000 mFloorspace194 sqmPlot size908 sqm

No. of bedrooms 3 No. of bathrooms 3

Price € 850 000



Beautiful designer villa in Sveti Lovreč, Porec! Total ares is 191 sq.m. Land plot is 908 sq.m.

In the vicinity of this picturesque town surrounded by gentle and idyllic vistas, a flawless house with a pool is up for sale. The villa embodies a harmonious blend of space, functionality, construction, and beauty. Nestled in a tranquil settlement surrounded by nature, family homes, and vacation houses, it offers the perfect balance between rural ambiance and proximity to urban amenities. Apart from its location providing complete comfort and tranquility, the property is characterized by quality construction, ensuring long-term satisfaction and living standards.

With its gentle architecture and color scheme, the house seamlessly integrates into the community and landscape, creating synergy between the natural environment and modern design. It is defined as a single residential unit covering an area of 134.70 square meters spread across one floor. It comprises an open-concept space uniting the living room, dining area, and kitchen, three bedrooms with en-suite bathrooms, walk-in closets, a guest toilet, laundry room, and technical space. Cooling/heating of the house is provided by a fan coil system and underfloor heating via a Panasonic heat pump.

Adjacent to the house is a covered summer kitchen spanning 31.82 square meters with a toilet and storage space, a covered parking area of 27.69 square meters with preparations for an electric vehicle charging station, while the central feature of the ambient and horticulturally landscaped garden is a pool measuring 55 square meters $(11 \text{ m} \times 5 \text{ m})$ with a sunbathing area.

The location, quality, structure, and comfort make this property ideal for peaceful family living as well as for investment purposes such as tourist rental.

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.



Price per m² 4381 €

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: 4349 € Median price/m² of this type in Croatia: 3861 €

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