



<b>Code :</b>	01155
<b>Location :</b>	Sveti Lovreč
<b>House Type :</b>	Detached house
<b>Building size :</b>	320 m <sup>2</sup>
<b>Lot size :</b>	1500 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	5000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	6
<b>Number of bedrooms :</b>	5
<b>Number of bathrooms / WC :</b>	4 / 1
<b>Number of parking lots :</b>	4
<b>Year of construction :</b>	2013
<b>Year of last adaptation :</b>	2023
<b>Energy efficiency :</b>	A
<b>Sea View :</b>	Yes
<b>Balcony :</b>	Yes
<b>Internet :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Satellite :</b>	Yes
<b>Sauna :</b>	Yes
<b>Heating :</b>	Yes
<b>Solar heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Furnished :</b>	Yes
<b>Depository :</b>	Yes
<b>Outdoor kitchen :</b>	Yes
<b>Alarm :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Current implemented :</b>	Yes
<b>Conducted water :</b>	Yes
<b>Asphalted :</b>	Yes
<b>Building permit :</b>	Yes

Price : 1.792 €

Villa Azzura, a holiday home, is located in the quiet Istrian town of Heraki, 17 km from Poreč.

The house can accommodate up to 9 people (four large bedrooms + one children's room with many toys).

In Sveti Lovreč, 2 km away from the house, there is a shop, post office, restaurant, and coffee bar.

On the ground floor of the house, there is a large living room with a fireplace and TV, a large kitchen and dining room, a bedroom with separate beds (which can be combined into a double bed if necessary), and a bathroom



## **POREČ IMMOBILIEN**

**Bože Milanovića 22, 52440 Poreč**

**mail: [info@porec-immobilien.hr](mailto:info@porec-immobilien.hr)**

**web: [www.porec-immobilien.hr](http://www.porec-immobilien.hr)**

**info: +385 52 422 860**

with a shower. Under the stairs there is a storage room with a washing machine.

All rooms on the ground floor lead to a terrace of 60 m<sup>2</sup>.

On the covered terrace is a large dining table and a corner with comfortable armchairs for relaxation.

On the first floor, there are 3 large bedrooms, each with its bathroom, and the largest room has a four-poster bed, a safe, access to a large terrace with a view of the sea and a smaller children's room, so that parents can be close to a small child, yet separate.

The house is fully heated and cooled and has free internet Wi-Fi.

The yard has a large heated pool measuring 11 x 5 m<sup>2</sup>, deckchairs for sunbathing, umbrellas, and a summer kitchen with a grill and a large table for socializing.

The house was built in 2014, on a plot of 1500 m<sup>2</sup>. The entire garden is surrounded by a stone wall, so it provides privacy. Inside the property, there is a large parking lot for several cars.

The garden is planted with colorful flowers and Mediterranean herbs.

We are sure that Villa Azzurra is ideal for your vacation with family and friends, regardless of whether you like an active vacation or just lying in the sun by the pool.

The nearest airport is the airport in Pula (40 minutes from the house), and if you need a rent-a-car service, we can organize it for you.

The rental price for one week is from 1967.00 euros to 3899.00 euros per week.