



<b>Code :</b>	01419
<b>Location :</b>	Sveti Lovreč
<b>House Type :</b>	Detached house
<b>Building size :</b>	110 m <sup>2</sup>
<b>Lot size :</b>	712 m <sup>2</sup>
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	15000 m
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms / WC :</b>	2 / 0
<b>Number of parking lots :</b>	2
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	A
<b>Balcony :</b>	Yes
<b>Internet :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Satellite :</b>	Yes
<b>Heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Furnished :</b>	Yes
<b>Outdoor kitchen :</b>	Yes
<b>Current implemented :</b>	Yes
<b>Conducted water :</b>	Yes
<b>Asphalted :</b>	Yes

**Price :** 525.000 €

In the heart of central Istria, just a few minutes from restaurants, shops, and all essential amenities, surrounded by nature and olive groves, this brand-new, fully furnished single-storey villa of 110 m<sup>2</sup> with a 27 m<sup>2</sup> swimming pool is for sale. The property sits on a plot of 712 m<sup>2</sup>.

The villa features a fully equipped kitchen, three bedrooms – one with its en-suite bathroom, while the remaining two share an additional bathroom – a spacious living and dining area, a storage room with a washing machine and dryer, and a beautiful sunny terrace with a summer kitchen, a built-in grill, and a large dining table, perfect for entertaining family and friends.

The landscaped garden includes a 27 m<sup>2</sup> pool with a 48 m<sup>2</sup> sunbathing area. The entire house is equipped with underfloor heating, and air-conditioning units provide cooling.

The garden, filled with flowers and Mediterranean plants, is fitted with an automatic irrigation system, and satellite antennas are installed on the property.

The villa is fully furnished with high-quality furniture and is ready for



**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**

immediate occupancy.