



**Istria, Sveti Lovreč - Modern villa
 with swimming pool in a quiet place -
 Villa B**

Croatia, Istria

Price:	€ 800 000
Object type	House
Market	New building
Year built	2024
Bedrooms	4
Number of rooms	4
Land area	634 m2
Area	242 m2
Category	For sale



These exclusive villas are located in a small town on the west coast of Istria near the beautiful cities of Poreč and Rovinj. East-south-west orientations.

Villa with a net usable area of 197 m2 (first floor with floor plan area of 97 m2, second floor with floor plan area of 99 m2,), on a plot of 634 m2, divided into two floors.

First floor:

- it consists of an entrance area, a kitchen, a dining room and a living room designed as a unique open-space space, one bedroom, a bathroom, a laundry room, a technical storage room and a wardrobe.

Second floor:

- consists of three bedrooms, each with its own bathroom.

Outdoor:

- it consists of a terrace, which is partly covered with a "full" roof, and partly with a pergola, a sunbathing area, a swimming pool and a spa area with a sauna and a toilet, which is located flush with the pool.

The features of the villa are that it is full of natural light, designed in accordance with the latest and highest quality standard of living. Only the highest quality materials and furniture were used in the construction and furnishing. Heating is provided by a heat pump.



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The villa has two parking spaces, one of which is covered, and it is surrounded by a garden with carefully selected horticulture.

Other information on request.

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