



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

Croatia, Istria

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|------------------------|------------------|
| Price: | € 800 000 |
| Object type | House |
| Market | New building |
| Year built | 2024 |
| Bedrooms | 4 |
| Number of rooms | 4 |
| Land area | 810 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 810 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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TEL./VIBER/WHATSAPP:
+ 37129642499

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.

Contacts:

Alina Merca

GSM: + 37129642499

(Viber, WhatsApp)

E-mail: alina@mgroup.lv