



**Istria, Sv. Lovreč, a luxurious villa surrounded by untouched nature**

*Croatia, Istria*

<b>Price:</b>	<b>€ 1 290 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2025
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	1140 m2
<b>Area</b>	300 m2
<b>Category</b>	For sale



Not far from St. Lovreč, a luxury villa is for sale with a panoramic view that stretches from the Alps to the church of St. Euphemia in Rovinj. This impressive property with a net area of 281.16 m2 is located on a spacious plot of 1,170 m2, surrounded by the beautiful Istrian landscape.

The villa extends over two floors, with an additional auxiliary facility, and is designed for complete enjoyment of the Mediterranean lifestyle.

**Ground floor:** It consists of an entrance area, a spacious hallway, a guest toilet, a laundry room, a technical room and one bedroom with its own bathroom and exit to the terrace. The kitchen is connected to the dining room, and the spacious living room leads to the sun deck, infinity pool and jacuzzi.

**Floor:** Upstairs there are three bedrooms, each with its own bathroom and access to the terrace, as well as a sauna for added luxury and relaxation.

**Auxiliary facility:** This additional space includes an outdoor kitchen with a social area and a toilet, ideal for outdoor summer gatherings.

Only the highest quality materials were used during the construction and furnishing of the villa - the highest quality ceramics, three-layer oak parquet, as well as preparation for the installation of solar panels.

This unique property is perfect for lovers of the Mediterranean lifestyle and those looking for a luxurious and comfortable environment in the heart of nature, without compromising on quality.

For any additional information, feel free to contact us.



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