



**Istria, Sv. Lovreč, a villa with a panoramic view of the sea and olive groves**

*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 that offers a spectacular panoramic view, stretching from the Alps to the iconic church of St. Euphemia in Rovinj. Located on a plot of 1,140 m<sup>2</sup>, the villa is spread over two floors, with a total net area of 281.16 m<sup>2</sup>, surrounded by the untouched nature of Istria, offering the perfect combination of luxury and privacy.

**Ground floor:** On the ground floor there is a spacious entrance hall that leads to elegantly designed rooms. One bedroom with a private bathroom and exit to the terrace provides complete comfort. The living room, filled with natural light, opens to the outdoor area, which includes an infinity pool, a jacuzzi and an attractive fire pit located between the villa and the pool. The kitchen and dining room with a modern design are ideal for enjoying culinary delicacies, while the guest toilet, laundry room and technical room further complete the functionality of the space.

**Floor:** Upstairs there are three spacious bedrooms, each with its own bathroom and direct access to the terrace, which offers an enchanting view of the surroundings. This level also includes a sauna, providing an intimate relaxation zone.

**Auxiliary facility:** A specially designed auxiliary facility includes an outdoor kitchen and a space for socializing, as well as an outdoor toilet, perfect for enjoying warm summer evenings with company.

The highest quality materials were used in the construction, including top-quality ceramics, three-layer oak parquet and preparation for solar panels, which ensured the durability and ecological sustainability of the villa.

This unique villa is ideal for those who want to experience a true Mediterranean lifestyle, surrounded by natural beauty, but without compromising on luxury and comfort.



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