



<b>Code :</b>	01718
<b>Location :</b>	Sveti Lovreč
<b>Building size :</b>	175 m <sup>2</sup>
<b>Lot size :</b>	619 m <sup>2</sup>
<b>Distance from center :</b>	10000 m
<b>Distance from sea :</b>	4000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	5
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Central heating :</b>	Yes
<b>Fan coil heating :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified

**Price :** 630.000 €

Istria, Sv. Lovreč

Near the place of St. Lovreč and the Lim Bay, this new modern villa is located in a very quiet location with a total net area of

175m<sup>2</sup>.

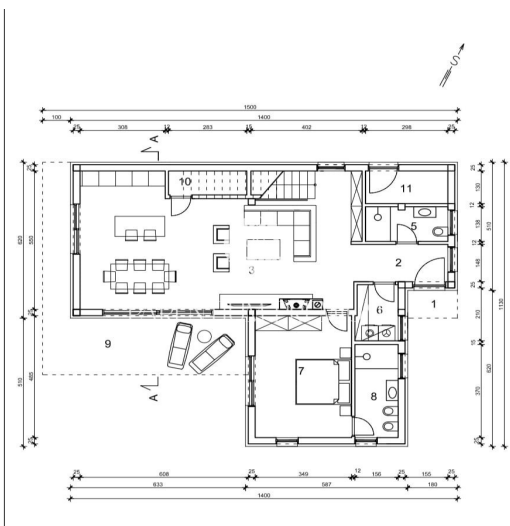
The villa is already in an advanced stage of construction, and its completion is expected before the summer of 2024.

The villa consists of 2 floors, which will be divided into a ground floor and a first floor with a well-designed layout.

On the ground floor there is a large open space living room with kitchen and dining room and access to the terrace and sundeck around the pool measuring 9.5x3.5m.

There is also a bedroom with its own bathroom and access to the terrace and an additional guest bathroom with a small storage room/laundry room. There are 3 bedrooms with private bathrooms and terraces on the first floor.

Underfloor heating with a heat pump is installed throughout the house, with air conditioning in every room and an additional wood-burning fireplace in the living room.





PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

**mail: [office@parentium-realestate.com](mailto:office@parentium-realestate.com)**

**web: [www.parentium-realestate.com](http://www.parentium-realestate.com)**

**info: +385 99 21 46 917 | +385 98 99 46 041**

In the yard we have a covered summer kitchen with a fireplace for grilling and a place to hang out, a parking lot for cars and a beautiful green belt around the house that completes this excellently arranged ambience.

If you are looking for a quiet location for vacation or your new investment for a tourist rental, this is definitely the right opportunity for you.