



## Istria, Sveti Lovrec: Modern villa with pool

### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 622,426.44

### Τοποθεσία

Χώρα:	Croatia
Νομός/Περιοχή/Επαρχία:	Istria
Δημοσιεύθηκε:	18/04/2026
Περιγραφή:	Location: Istarska županija, Sveti Lovreč, Sveti Lovreč.

Located in a quiet and elevated position near Sveti Lovreč, this contemporary villa offers a refined combination of privacy, comfort, and smart architectural design. Set on a 457 m<sup>2</sup> plot, the property is thoughtfully arranged over two levels, providing a functional layout ideal for modern living.

The interior is designed to enhance natural light and openness, featuring a spacious open plan concept that seamlessly connects the living room, kitchen, and dining area. The ground floor includes a bright living space with direct access to a covered terrace and pergola, creating a perfect setting for outdoor relaxation. This level also offers one bedroom, a bathroom, a guest toilet, and a practical storage room.

Upstairs, two well appointed bedrooms each come with their own en suite bathrooms. One of the bedrooms benefits from access to a large covered terrace, offering open views of the surrounding greenery and peaceful landscape.

The exterior has been carefully designed for leisure and entertainment, featuring a swimming pool measuring 8 x 4 m, a sunbathing area, and additional outdoor features such as a barbecue zone and water connection, with the option to install a fully equipped outdoor kitchen. The property also includes a separate outdoor toilet and an additional storage room.

Key features include a total built area of approximately 178 m<sup>2</sup> and a net usable area of 131.66 m<sup>2</sup>. The villa offers three bedrooms, three bathrooms, and an additional guest toilet. It is equipped with underfloor



heating installations, an inverter air conditioning system with WiFi and four indoor units, PVC joinery, quality insulation, and a secure entrance door. Three private parking spaces are also available. The energy class is B.

This villa represents an excellent opportunity for private ownership or as a high quality rental investment, with strong potential in the Istrian tourism market.

Sveti Lovreč is one of the best preserved medieval towns in Istria, known for its charm, peaceful surroundings, and authentic lifestyle. The location offers easy access to the coast and the popular town of Poreč, making it highly attractive for both living and investment purposes.

Your satisfaction is our mission. We look forward to future collaboration!

Property viewings are organized upon prior signing of a brokerage agreement, in accordance with the Real Estate Brokerage Act.

The brokerage commission is 3% + VAT and is payable upon signing the preliminary or final purchase agreement.

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## **Κοινά**

Κρεβατοκάμαρες:	3
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	131.66 τ.μ
Μέγεθος αυλής:	457 τ.μ



## Room details

Total rooms: 4

## Building details

Parking: Ναί  
Outdoor Amenities: Pool  
Αριθμός ορόφων: 2

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/RVY-T3570/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/RVY-T3570/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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