



Luxury villa with pool in a quiet location, Rovinj – Croatia

650.000 €

2.453 €/m²

On the edge of a small village, 5 km away from Lim Bay you will find this beautiful villa with a relaxing view of the surrounding nature for sale. The villa provides a perfect harmony of civilization and silence that every man needs today. The civilization in this beautiful real estate brings high quality materials used in the construction and the finely-equipped interior of the same, while the peace and silence are brought by the surrounding spacious fields and the surrounding forest areas. For the sake of Istria, it serves the village with stone houses that bring autochthonousness and make the location and the villa itself one of the special ones on the market.

The property occupies 982 sqm of nature and 265 sqm of living space which proudly assumes the epitome of pearls of the whole surrounding area. On the south side of the property starts the introduction to this fairy tale that begins with 3 parking spaces and a covered entrance. The first steps through the covered entrance to the corridor and the staircase to the first floor. On the west side of the villa there is a wellness and sauna and one toilet while on the east side is a bedroom. In the north part of the villa there is a kitchen with dining room and living room and all rooms have direct access to a spacious yard and a terrace. A living room with a fireplace and fine details such as a piano deck and two exits in the yard tells another chapter in this fairy tale. There is also a laundrette in the kitchen, and a storage room on the ground floor that has access to the yard. On the ground floor there is a living room leading into each of the 3 bedrooms with their own bathrooms. Two bedrooms have access to a 33 m² terrace that is a pure example of perfect views of all the colors that nature brings through the year. A special note to this villa is the wooden beams of white color that make the rooms even more open. For the perfect temperature throughout the year there are air conditioners with inverter, wood burning fireplace and underfloor heating, which play a special role in this breeze.

For the happy ending of this luxurious fairy tale that children will remember for a lifetime is a spacious garden with two pools of total surface of 45 m² with sunbathing area, outdoor shower and playground.

The distance of the sea is 15 km, the center of Croatian tourism – the town of Rovinj is 18 km away, and Vrsar 13 km, making the location of this villa very attractive bringing the spark of civilization in this fairy tale. Stores, restaurants, bakeries are about 4 km away and one of the best wineries in Istria 650 m from the villa. The nearest motorway entrance is only 900 m away and Pula Airport is 38 km away.

Summary

Location	Sveti Lovreč	Property ID	2016
Price	650.000 €	Type	house
Area	265 m²	Land area	982 m²
Bedrooms	4	Bathrooms	4
Parking spaces	3	Parking spaces (garage)	-
Floor	ground floor	Orientation	Northwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	2.453 €	Tax	3%
Energy certificate	In progress	Subtype	detached, family house, villa

Distances

Sea	5 km
Near a bigger city	11 km
Park	4 km
School	4 km
Store	4 km
Center	4 km
Pula airport	38 km
Venezia airport	234 km
Transportation	500 m

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