

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

e-mail: [info@manuel-estate.hr](mailto:info@manuel-estate.hr)

web: [manuel-estate.hr](http://manuel-estate.hr)

info: +385 99 659 1550



|                               |                    |
|-------------------------------|--------------------|
| <b>Code :</b>                 | 10891              |
| <b>Location :</b>             | Sveti Lovreč       |
| <b>Building size :</b>        | 210 m <sup>2</sup> |
| <b>Lot size :</b>             | 768 m <sup>2</sup> |
| <b>Distance from center :</b> | 4000 m             |
| <b>Distance from sea :</b>    | 2500 m             |
| <b>Number of floors :</b>     | 2                  |
| <b>Number of bedrooms :</b>   | 4                  |
| <b>Number of bathrooms :</b>  | 4                  |
| <b>Seaview :</b>              | Yes                |
| <b>Parking :</b>              | Yes                |
| <b>Air conditioner :</b>      | Yes                |
| <b>Energy efficiency :</b>    | Not specified      |
| <b>Year of construction :</b> | 2021               |

Price : 750.000 €

Villa for sale near Sv. Lovreč, located in a quiet location, has a beautiful sea view, 210 m<sup>2</sup> with a garden of 768 m<sup>2</sup>, has 4 bedrooms and 4 bathrooms. It is distributed on two floors, ground floor and first floor. On the ground floor there is a large living room which is open space connected to the kitchen, one bedroom with private bathroom, as well as direct access to a spacious terrace and garden, pantry and guest toilet. On the first floor there are three modern bedrooms with attached bathrooms, and attention in each bedroom attracts the works of famous Croatian painters. In one of the bedrooms there is a sauna for two people, while on the terrace of the other room which offers a view of the pool and nature there is a jacuzzi. Underfloor heating via solar panels has been installed throughout the house, and top air conditioners have also been installed in each room. In the garden full of greenery there is a swimming pool of 11x5 m<sup>2</sup>, which has the possibility of heating water. In addition to the pool in the garden there is a barbecue and a covered terrace. It has two parking spaces. It is located 2.5 km from the sea. The price of this villa is 750,000 euros. For all other information please contact us.

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o." made the final decision to buy it and conclude the sale with the owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.