



Code :	02537
Location :	Vrsar
Building size :	180.00 m2
Plot size :	900 m2
Distance from center :	10000 m2
Distance from see :	10000 m2
Numer of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Number of toilets :	1
Parking :	Yes
Energy efficiency :	being prepared
Year of construction :	2023
Swimming pool :	Yes
Sauna :	Yes
Air conditioning :	Yes
Barbecue :	Yes
Sat/Tv :	Yes
Građevinska :	Yes
Fireplace :	Yes
Air conditioning :	Yes
Heat pump :	Yes

Price : 1.400.000 €

About 10 km from Vrsar and about 15 km from Poreč, in a quiet and beautiful location, there is this luxury villa in the final phase of construction. The area of the villa is 180 m2 on a plot of land of 938 m2. The house consists of two floors - the ground floor, where there are living spaces in an open concept, sanitary facilities, wardrobes and technical rooms for the central heating system and laundry with all the necessary connections, as well as rooms for storing personal belongings, bicycles and mobile equipment for the garden and swimming pool. The special part of the ground floor enchants with the indispensable wellness area with sauna and shower. There are 3 bedrooms with separate bathrooms on the first floor. On a comfortable fenced garden rich in centuries-old olive trees, autochthonous flowers and a lawn with irrigation, there is a swimming pool with a heating system of 40 m2 with a sun deck and a fireplace with a covered dining area where the summer kitchen is located. Parking for two vehicles with a charger for electric vehicles. Top quality construction with 10 and 15 cm facade insulation, PVC windows, aluminum sliding shutters in the rooms, sliding glass walls on the ground floor, water-based underfloor heating with a Mitsubishi heat pump, cooling system, filomuro doors, microtopping floor covering, Italian furniture and lighting, and high-end equipment in the interior as well as in the exterior are the main features that guide the investor in the construction of the entire story. All of the above conjures up an image of a superb villa that meets all the parameters of even the most demanding.