



| | |
|-------------------------------|----------------|
| Code : | 02537 |
| Location : | Vrsar |
| Building size : | 180.00 m2 |
| Plot size : | 900 m2 |
| Distance from center : | 10000 m |
| Distance from see : | 10000 m |
| 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 |
| Uporabna : | 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



HABITARE REAL ESTATE

Mate Vlašića 20, 52440 Poreč

mail: info@habitare.hr

web: habitare.hr

Tel: +385 52 433 801 | Mob: +385 98 411 430

the parameters of even the most demanding.

PHOTOS: KORIDOR27

NOTE: We are not responsible for any errors in property descriptions, but we strive to be as precise and accurate as possible. The property can only be viewed with a signed Brokerage Agreement, which serves as the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Real Estate Brokerage Act.