



<b>Code :</b>	02079
<b>Location :</b>	Vrsar
<b>Building size :</b>	220 m2
<b>Lot size :</b>	3790 m2
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	10
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	0
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	5000 m
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2021
<b>Pogled na more :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes

**Price : 1.550.000 €**

For sale luxury villa with sea view of 220 m2 5 km from the sea and Vrsar, 10 km from Porec and 22 km from Rovinj.

The villa consists of a basement, ground floor and first floor. The basement of the villa consists of a gameroom with billiards, home theater and PlayStation 5, boiler room and storage. The ground floor consists of a hallway, spacious living room with fireplace, dining room and fully equipped kitchen and terrace. On the ground floor there is also one bedroom with en suite bathroom. The first floor of the villa consists of three bedrooms, each with en suite bathroom, two of which have private terraces.

The heating of the villa is arranged through underfloor heating, while each room has its own air conditioning. The villa is also equipped with solar panels for water heating.

On a landscaped garden of 3,790 m2 there is a heated pool of 40 m2, jacuzzi, tennis court of 800 m2, outdoor gym, sports field, outdoor kitchen and dining room and 4 parking spaces.

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Dear clients, viewing the property is possible only with a signed record of the property, which is the basis for f...