



Code :	01569
Location :	Vrsar
House Type :	Detached house
Building size :	219 m2
Lot size :	1009 m2
Distance from center :	9000 m
Distance from sea :	9000 m
Number of floors :	1
Number of rooms :	5
Number of bedrooms :	3
Number of bathrooms / WC :	3 / 1
Number of parking lots :	2
Year of construction :	2024
Energy efficiency :	A+
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Heating :	Yes
Underfloor heating :	Yes
Furnished :	Yes
Depository :	Yes
Outdoor kitchena :	Yes
Fireplace :	Yes
Current implemented :	Yes
Conducted water :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 1.300.000 €

A luxury villa for sale in a quiet location near Vrsar, just a few minutes' drive from the sea and the Lim Channel. Located on the last building plot, it guarantees complete privacy and an unobstructed view of nature for the future owner.

The ground floor consists of a spacious, light-filled living room, a kitchen with a kitchen island, a bathroom, a laundry room, and an additional room (ideal for a sauna or home office). The first floor features 3 bedrooms, each with its own en-suite bathroom.

The villa is equipped with luxury Italian furniture, underfloor heating throughout the entire house, and air conditioning in all rooms.

The 37.5 m² swimming pool features massage jets and pre-installations for heating. The property also includes a covered terrace with a barbecue, a lounge area with an outdoor fireplace, a landscaped garden, and 2 parking



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spaces.

This villa represents a perfect blend of nature, luxury, and peace – ideal as a family home or an excellent tourism investment.