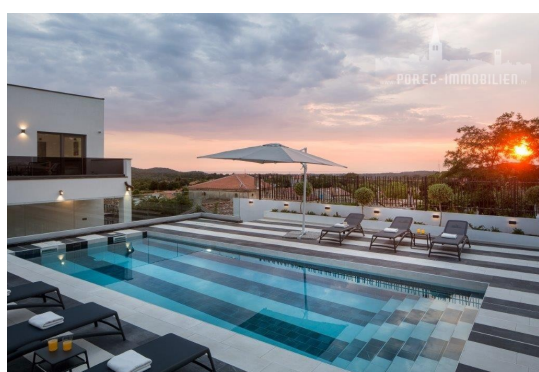
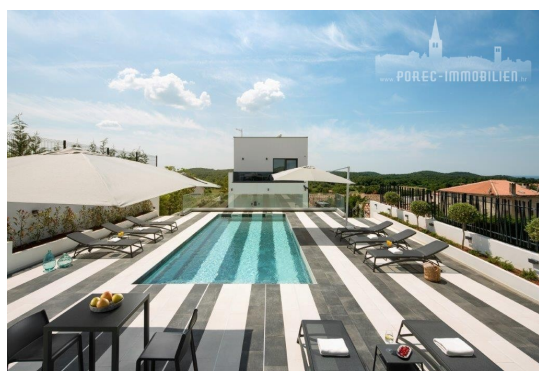




|                                   |                |
|-----------------------------------|----------------|
| <b>Code :</b>                     | 00921          |
| <b>Location :</b>                 | Vrsar          |
| <b>House Type :</b>               | Detached house |
| <b>Building size :</b>            | 203 m2         |
| <b>Lot size :</b>                 | 3790 m2        |
| <b>Distance from center :</b>     | 6000 m         |
| <b>Distance from sea :</b>        | 6000 m         |
| <b>Number of floors :</b>         | 3              |
| <b>Number of rooms :</b>          | 6              |
| <b>Number of bedrooms :</b>       | 4              |
| <b>Number of bathrooms / WC :</b> | 4 / 4          |
| <b>Number of parking lots :</b>   | 3              |
| <b>Energy efficiency :</b>        | Not specified  |
| <b>Sea View :</b>                 | Yes            |
| <b>Balcony :</b>                  | Yes            |
| <b>Internet :</b>                 | Yes            |
| <b>Swimming pool :</b>            | Yes            |
| <b>Climate :</b>                  | Yes            |
| <b>Satellite :</b>                | Yes            |
| <b>Heating :</b>                  | Yes            |
| <b>Solar heating :</b>            | Yes            |
| <b>Underfloor heating :</b>       | Yes            |
| <b>Furnished :</b>                | Yes            |
| <b>Depository :</b>               | Yes            |
| <b>Outdoor kitchen :</b>          | Yes            |
| <b>Fireplace :</b>                | Yes            |
| <b>Jacuzzi :</b>                  | Yes            |
| <b>Current implemented :</b>      | Yes            |
| <b>Conducted water :</b>          | Yes            |
| <b>Sewage implemented :</b>       | Yes            |
| <b>Asphalted :</b>                | Yes            |
| <b>Building permit :</b>          | Yes            |

**Price :** 1.500.000 €

In a small Istrian town, not far from Vrsar and Lim Bay, for sale is this unique modern villa with a large pool, tennis court, and a beautiful sea view.

The villa has 203 m2 and is divided into a basement, ground floor, and first floor.

The basement of the villa consists of a boiler room, storage room, and a playroom with a billiard table, a home cinema, and gaming consoles.

The ground floor has a hallway, kitchen, dining room, large living room with fireplace, and one bedroom with a private bathroom.

From the living room, there is an exit to one terrace and from the kitchen, there is an exit to another terrace with a large dining table.

On the first floor of the villa, there are three bedrooms, two of which have access to the terrace. Each bedroom has its bathroom.



## **POREČ IMMOBILIEN**

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Underfloor heating is throughout the villa, and each room and living room have additional air conditioning. On the roof, there are two solar panels. On the large plot, everyone will find their corner to enjoy.

Next to the heated pool of 44 m<sup>2</sup>, there is a large sun deck, followed by a jacuzzi, outdoor kitchen, and outdoor gym, and at the very end of the land, there is a private tennis court.

This villa is located on a hill with a beautiful view of the sea and nature.

Everything is decorated in eye-pleasing and neutral tones, which, given the choice of the highest quality furniture in this combination, gives a prominent note of luxury.

This modern villa is a real rarity on the market!