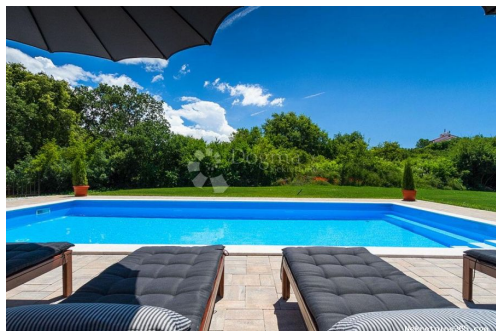


## KUĆA BLIZU ROVINJA S VELIKOM OKUĆNICOM, Rovinj, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	KUĆA BLIZU ROVINJA S VELIKOM OKUĆNICOM
Property for:	Sale
House type:	detached
Property area:	385 m <sup>2</sup>
Lot Size:	2447 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	6
Price:	1,000,000.00 €
Updated:	Apr 15, 2024

### Condition

Built:	2015
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Rovinj
City area:	Rovinj
ZIP code:	52210

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	B
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### Parking

Garage:	yes
Number of parking spaces:	7

## Description

### Description:

We are selling a fully equipped rustic villa with an emphasis on modernity with 4 spacious bedrooms, a swimming pool, a large garden and a beautiful view of nature and surroundings. The villa is located near the Croatian jewel, the small town of Rovinj. This beautiful property on 3 floors was built in 2015. with the greatest emphasis on quality and spaciousness. The property is surrounded by a large green garden with a total square footage of 2500 m2, which fits perfectly into the beauty of the landscape. Entering the house in the hall, your view stops at the large open living room, dining room and kitchen. This living room harmonizes perfectly with the outside space thanks to the exit to the covered terrace and thus allows you to enjoy the pool and landscaped garden with a relaxing view of nature. On this floor there is also a bedroom with its own bathroom, a guest toilet and a storage room. The stairs lead to the 1st floor, where there are three more bedrooms, each with its own bathroom. In the basement there is a tavern with a fireplace, a laundry room, a large room for hanging out that you can reshape according to your own ideas, and in addition, there is also a large coupon shop. It is super practical that the tavern in the basement has its own entrance/exit. A big advantage is the garage inside the house with capacity for two vehicles and the connection with the house as a whole. You can spend warm summer afternoons sunbathing on deckchairs by the pool or in the shade of the pergola, or preparing gourmet specialties in the kitchen, which are best enjoyed on the outside covered terrace. An ideal location as a vacation home or permanent residence, close to all facilities with privacy. Main features of the property: - Near Rovinj - The villa is sold fully furnished - Heating/cooling - wood-fired central heating, inverter air conditioners, preparation for installing a fireplace in the living room - Garage - Ceramic tiles, laminate floors - PVC doors and windows - Automatic irrigation - swimming pool 54 m2 For any additional information and/or viewing, please contact us with confidence: FILIP MARIĆ Mediation assistant Mobile: 091/335-5350 [filip.maric@dogma-nekretnine.com](mailto:filip.maric@dogma-nekretnine.com) ID CODE: IS104922

## Additional contact info

Reference Number: 421416  
Agency ref id: IS104922