

## SAVRŠENSTVO MODERNE ARHITEKTURE 250 M OD MORA, Rovinj, House



### Seller Info

Name: Dogma Nekretnine  
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Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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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:	SAVRŠENSTVO MODERNE ARHITEKTURE 250 M OD MORA
Property for:	Sale
House type:	detached
Property area:	520 m <sup>2</sup>
Lot Size:	445 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	15
Bathrooms:	5
Price:	3,300,000.00 €
Updated:	Apr 15, 2024

### Condition

Built: 2022

### Location

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

### Permits

Ownership certificate: yes



### Additional information

Energy efficiency: A+

### Parking

Garage: yes

### Description

## Description:

**EXCLUSIVE VILLA - ROVINJ** Located on the west coast of Istria, Rovinj is one of the most developed tourist destinations in Croatia. It is known as one of the most picturesque and romantic cities in the Mediterranean. You will be captivated by its 22 islands and islets, pleasant Mediterranean climate, carefully designed green areas, clean and tidy streets, kindness of the locals and numerous events. In a very interesting way, it combines the tradition of a small fishing village, which you can still feel during traditional fishing festivals, with modern tourist trends, rich gastronomic offer and a high standard of service. It is a favorite gathering place of artists from all over the world. Along with numerous galleries scattered throughout the city, once a year Grisya is held here, the most famous open-air art exhibition in the entire Adriatic. This modern smart (KNX software) villa of excellent design is for sale. It is located on a plot of 445 m<sup>2</sup> and a distance of 250 m from the sea. It consists of four floors that make up the basement, ground floor and 1st and 2nd floor, which are connected by a staircase and an elevator. In the basement there is a mini kitchen, gym, massage area, sauna, two auxiliary basement spaces, the larger of which is 42 m<sup>2</sup> provided for cinema and game room and bathroom and toilet. On the ground floor we have a large kitchen which, after opening the glass walls, merges into one space with an outdoor terrace and swimming pool. The pool is 40 m ". In addition to the kitchen, we have a toilet and a garage of 36 m<sup>2</sup> equipped with car chargers. We also have a technical room and a room for pool equipment. On the 1st floor we find 3 large bedrooms, each with a dressing room and bathroom, and the master bedroom still has a loggia with jacuzzi. On the 2nd floor, which offers a sea view, we find a kitchen and living room with dining area bordered on three sides by glass walls. The living room opens onto a spacious covered terrace. There is another room that can be a study or bedroom and a bathroom. The house consists of reinforced concrete construction. Styrofoam insulation of 15 cm was installed, and on the inside 5 cm of stone wool over which double knauf boards were placed. The ceilings are suspended and insulated with stone wool. ALU joinery with IZO three-layer glass was installed. Parquet will be laid all over the house, except on the ground floor where ceramics will be laid. The heating and cooling system consists of underfloor heating that runs through the entire house, as well as air conditioning and heat pumps. Each room has its own thermostat. Electric solar panels are installed on the house. The house is equipped with quality materials and designed. \* NEW BUILDING \* 250 M FROM THE SEA \* 520 m<sup>2</sup> \* LAND 445 m<sup>2</sup> \* SMART HOUSE (VIDEO SURVEILLANCE, ALARM, FINGERPRINT ENTRY) \* LIFT \* INVISIBLE DOOR 2.5 M HEIGHT \* GLASS ENTRANCE DOOR \* 3 BEDROOMS + WORK ROOM \* 5 BATHROOMS \* 2 toilets \* 3 KITCHENS \* 3 TERRACES \* HEATED POOL 40 m<sup>2</sup> (HYDROMASSAGE, GEYZER) \* SAUNA \* CINEMA \* GAME ROOM \* VRF SYSTEM \* SILENT PIPES \* PIPE AXOR \* TOILET SHELLS CATTELANO \* PARQUET HAIN (19,5x220) \* STAIRS COMBINATION OF GLASS AND WOOD \* GARAGE WITH CAR CHARGERS \* ALU JOINERY IN THREE LAYER GLASS \* INSULATION 15 CM STYROFOAM \* ORIENTATION SOUTH \* OWNERSHIP REGULAR NO REAL ESTATE SALES TAX BUILDING IS NOT POSSIBLE ON THE LAND IN FRONT OF

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### Additional contact info

Reference Number: 422577  
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