

## Luksuzna vila sa panoramskim pogledom u blizini Rovinja, Rovinj, House



### Seller Info

Name: Agencija Diamond Realestate  
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### Listing details

#### Common

Title: Luksuzna vila sa panoramskim pogledom u blizini Rovinja  
Property for: Sale  
House type: detached  
Property area: 253 m<sup>2</sup>  
Lot Size: 1113 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 3  
Price: 1,300,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2023

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Rovinj

City area: Rovinj  
ZIP code: 52210



## Permits

Building permit: yes

## Additional information

Energy efficiency: In preparation

## Description

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Istria, Rovinj, surrounding area, Rovinj hosts various cultural events throughout the year, including music festivals, exhibitions, and concerts. The city is also home to several museums and galleries that showcase the rich history and art of the region. A wide range of restaurants, cafes, and souvenir shops offer an authentic experience of Istrian culture and gastronomy. Rovinj is known for its delicious Istrian wine, olive oil, and traditional dishes such as Istrian prosciutto and truffles. A visit to Rovinj provides a unique combination of natural beauty, cultural heritage, and a relaxing Mediterranean atmosphere. This modern, luxury villa is located at the edge of the construction zone in a smaller village known for its panoramic views of the sea and the surrounding area of Rovinj. The distance to the center of Rovinj is only ten kilometers, while the picturesque town of Bale is just four kilometers away. The main city of Istria, Pula, is located about twenty-five kilometers away. This house belongs to a luxury villa development project, each of which will have a sea view, a spacious garden, and a high level of privacy. The plot of land on which it is situated covers an area of 1113m<sup>2</sup>, providing ample space for enjoying the fresh air and outdoor activities. This villa will be built using only the finest materials available on the market to provide energy efficiency and year-round usability. Features such as underfloor heating, aluminum windows and doors, a heat pump for heating and cooling, an alarm system, and video surveillance are just some of the specifications that contribute to a high quality of life in this villa. The villa's modern design and architecture are tailored to the needs of modern society. On the ground floor, there is an open-plan living room with a dining area and a kitchen, with a large glass wall running the length of the space that not only allows plenty of natural light but also subtly connects the interior with the exterior. There is one bedroom with a bathroom and access to the aforementioned terrace. Two utility rooms, a laundry room, and a guest toilet are also located on the ground floor. It is worth mentioning that the sea can be seen from the entire ground floor, as well as from the covered terrace and the sunbathing area next to the heated pool. The upper floor of the house features two bedrooms with en-suite bathrooms and access to a loggia that offers breathtaking

views. When envisioning a dream property on the western coast of Istria, one of the first images that comes to mind is a panoramic view of the sea at sunset, a high level of privacy, and modern interior and exterior design. This villa provides all of that. Call for more information while this gem is still available on the market. ID CODE: 1018-951

### **Additional contact info**

Reference Number: 492945  
Agency ref id: 1018-951