

## ISTRA, ROVINJ - Luksuzna vila na odličnoj lokaciji, Rovinj, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, ROVINJ - Luksuzna vila na odličnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	550 m <sup>2</sup>
Lot Size:	1404 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	5
Price:	1,950,000.00 €
Updated:	Jun 25, 2024

### Condition

Built:	2010
Last renovation:	2019

### Location

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

### Permits

Ownership certificate:	yes
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### Parking

Garage:	yes
Number of parking spaces:	4

### Description

Description:	ISTRIA, ROVINJ - Luxury villa in a great location Rovinj in Istria is one of the most beautiful cities in Croatia. It is located on the western side of the Istrian
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peninsula, and extends north of the Lim channel and south to Bal. It is adorned by an extremely indented archipelago with as many as 14 islets and 6 rocks. Rovinj is the strongest tourist center in Croatia and has been recording a record 3 million overnight stays during the season for several years in a row. Rovinj's beaches are typical for this part of the northern Adriatic. Most often, you will find rocky headlands and pebbly bays that repeat rhythmically along the 67 kilometers of Rovinj coastline. The Zlatni rt forest park, which is located in the southern part of the city, will also enchant you. Walking, running, cycling and swimming in the hundred-year-old protected park are unique experiences to remember. This luxurious villa is located in this location, only 6 kilometers from the center of romantic Rovinj, which will enchant you with its character and carefully selected quality materials. The space in the villa is organized in a way to ensure a pleasant stay worthy of today's standards and modern lifestyle. Thus, its 550m<sup>2</sup> area is divided into a total of two floors, ground floor and first floor. On the ground floor there is an apartment consisting of an "open space" kitchen with dining room, living room, bedroom and bathroom. There is also a tavern with a large table and a fireplace that has direct access to the pool. The first floor of the house consists of an "open space" kitchen with a dining room and a living room, three bedrooms and two apartments. The living room opens onto a large terrace. This modern villa is equipped with five air conditioners, satellite television, a table for billiards and table tennis, and an outdoor heated pool of 32 m<sup>2</sup>. The landscaped and fenced yard covers 1,404m<sup>2</sup>. It houses the aforementioned swimming pool, summer kitchen, garage and garden complete with Mediterranean plants. Ownership 1/1. Certainly a beautiful property for a luxurious family life, but also suitable as an investment in the form of elite tourism. A UNIQUE PROPERTY DEFINITELY WORTH YOUR ATTENTION IN A GREAT LOCATION!!! Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 22091

## Additional contact info

Reference Number: 496467  
Agency ref id: 22091