

## ISTRA, ROVINJ - Komforna moderna novogradnja s bazenom, Rovinj, House



### Seller Info

Name: Agencija Dux nekretnine  
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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  
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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 - Komforna moderna novogradnja s bazenom
Property for:	Sale
House type:	detached
Property area:	256 m <sup>2</sup>
Lot Size:	655 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	4
Price:	400,000.00 €
Updated:	Nov 10, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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### Parking

Number of parking	2
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spaces:

## Description

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ISTRIA, ROVINJ - Comfortable modern new building with swimming pool The most attractive picturesque Istrian town of Rovinj, with its old town center under UNESCO protection, is an eternal inspiration for romantics and artists and one of the most developed tourist destinations in Croatia. It is located on the west coast of Istria and is adorned by a distinctly indented archipelago with as many as 14 islets and 6 rocks along 67 kilometers of coastline, which is a protected natural heritage. A beautiful indented coast, a specific mild Mediterranean microclimate, an excellent gastronomic offer, year-round cultural events and nice and friendly hosts make this small town magical. In the vicinity of that magical city, a comfortable modern new building with a swimming pool is for sale. The property is characterized by a convenient location, quality of construction and modern design, which is characterized by a regular geometric form and regular lines in the space, as well as a modern interior with a compact floor plan and airy space. The house with a total net area of 174 m<sup>2</sup> is divided into three floors; the utilitarian space and the billiard room are located in the basement, while the entrance is located on the ground floor level, which consists of an open concept space that unites the kitchen, dining room and living room with access to a covered terrace and summer kitchen, a guest toilet and a bedroom with its own bathroom. On the first floor there is a storage room and three bedrooms with private bathrooms and exits to a spacious terrace or balcony. Complete harmony and comfort has been achieved with a minimalist garden, which contains a 32 m<sup>2</sup> swimming pool with a sun deck. The location, structure and comfort make this property an ideal opportunity for a peaceful family life as well as an investment for the purpose of tourist rental. The stated price refers to the stage of high roh-bau condition and will increase according to the progress of the construction. 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: 23988

## Additional contact info

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