

## ISTRA, ROVINJ - Prostrana kuća s bazenom, 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  
Phone: 385 51 518 174  
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 - Prostrana kuća s bazenom
Property for:	Sale
House type:	detached
Property area:	450 m <sup>2</sup>
Lot Size:	920 m <sup>2</sup>
Bedrooms:	14
Bathrooms:	5
Price:	695,000.00 €
Updated:	Nov 11, 2024

### 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:	In preparation
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### Heating

Central heating:	yes
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### Description

Description:	ISTRIA, ROVINJ - Spacious house with a 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 cliffs along 67 kilometers of coastline, which is a protected natural heritage. A
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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. Near the town of Rovinj, a spacious house with a swimming pool is for sale. The house is well built and equipped. The living space extends through three floors; ground floor, first floor and attic. The ground floor consists of a spacious living room with access to a covered terrace, a dining room, a kitchen, two study rooms, a bathroom, a laundry room and a storage room, and a 30 m<sup>2</sup> apartment with a separate entrance consisting of a kitchen, a bedroom and a bathroom. On the first floor there is a spacious living room with a fireplace, two bedrooms, two bathrooms and a closed terrace that is also a fitness room. The attic consists of four bedrooms and two bathrooms. Heating/cooling of the house is ensured by central gas heating, fireplace and wood stove, and air conditioners. The spacious, fenced and landscaped yard contains a 40 m<sup>2</sup> swimming pool with a sundeck made of wooden panels, a tavern with a grill and a bread oven, a sauna, a bathroom and a storage area. This comfortable property is an ideal opportunity for family life or as an investment investment for tourist purposes of an already well-established tourist rental. 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: 18489

### Additional contact info

Reference Number: 519256  
Agency ref id: 18489  
Contact phone: +385 92 235 9472