

## Obiteljska villa s bazenom, Rovinj, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
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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:	Obiteljska villa s bazenom
Property for:	Sale
House type:	detached
Property area:	450 m <sup>2</sup>
Lot Size:	1162 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	10
Bathrooms:	6
Price:	699,000.00 €
Updated:	Apr 15, 2024

### Condition

Built:	2008
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### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A
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### Parking

Number of parking spaces:	4
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Covered parking space: yes

## Description

Description:

On the beautiful coast of Istria (Croatia), just below the Lim Channel, is the most romantic place in the Mediterranean! The city of Rovinj is the right destination for all of you who crave the sentimental atmosphere of times that have passed irrevocably. In a small village near this pearl of the Adriatic is located this luxury villa that provides all the comfort and privacy. The villa is located on a large and fenced plot where the central place is occupied by a 40 m2 swimming pool with a beach made of wooden panels. In the yard there is a sauna, a tavern with barbecue, bread oven and bathroom, utility room that serves as storage and covered parking for several vehicles. The villa spreads over three floors, the ground floor, first floor and attic. On the ground floor there is a hallway leading to a large living room with access to a covered terrace, dining room and modern kitchen with pantry, study and laundry. On the ground floor of the villa there is a separate apartment of approximately 30 m2 which consists of a bedroom, bathroom and kitchen. From the hallway, internal stairs lead to the first floor where there is a large living room with double fireplace, two bedrooms, two bathrooms and an enclosed terrace equipped with exercise equipment but can also be converted for something else. The attic consists of four bedrooms, one of which has its own bathroom and one larger bathroom for the other rooms. The villa is heated by central gas heating, also on wood through fireplaces and stoves, three air conditioners are in charge of cooling and it is possible to add more. The complete furniture is handmade from Slavonian oak. ID CODE: 10321

## Additional contact info

Reference Number: 543072

Agency ref id: 10321