

## KAMENA VILA SA VINOTEKOM!!, Rovinj, House



### Seller Info

Name: Zvezdana P.Štifanić  
First Name: Zvezdana  
Last Name: P.Štifanić  
Company: LOVE ISTR  
Name: LOVE ISTR  
Service Type: Selling and renting  
Additional: loveistra123@gmail.com  
Email: loveistra123@gmail.com  
Website: <https://www.loveistra.com>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
ZIP code: 52440  
Address: Brionska 10  
Mobile: +385 91 484 45 44  
About us: “Love Istra” and “Istra Plus” team are Zvezdana and Iva, licensed agents with years of experience in property sales in Istria area. We are successful mediation agents in real-estate business for 15 years and we truly enjoy our work. Our two offices are located in Poreč at Brionska 10 - Špadići and Istarskog razvoda 19 - Poreč.

We lead our clients through the purchasing process, all the way to property registration with legal support provided by legal experts.

In addition to buying and selling of properties, we also provide services of consulting regarding house design, house maintenance, advice about interior design provided by licensed interior design decorators and other activities related to construction.

We are able to recognize the

wishes of our clients and realize them quickly and effectively.

Choose our agency to guide you through successful purchase or sale of property with individual approach tailored to your needs, and always guaranteed with a smile! Contact us with confidence and we'll make your wishes come true.

ISTRA PLUS, vl. Ivančica  
Radolović  
Abbreviated name: Istra Plus  
Registered seat: Istarskog  
razvoda 19, 52440 Poreč  
Company identification number  
(OIB): 94749460172  
IBAN and name of bank:  
2360000-1102114321  
;Zagrebacka banka d.d.  
SWIFT: ZABHR2X ; IBAN:  
HR6223600001102114321  
Phone: + 385 91 521 8871  
E-mail: istra.plus@pu.t-com.hr

"LOVE ISTRA" OBRT ZA  
POSLOVANJE  
NEKRETNINAMA I USLUGE  
- VL. ZVJEZDANA  
POPOVIĆ-ŠTIFANIĆ  
Abbreviated name: Love Istra  
Registered seat: Brionska 10,  
52440 Poreč  
PDV ID No. :  
HR48544811810,  
IBAN and name of bank: IBAN  
HR3523800061110000410,  
SWIFT/BIC code: ISKBHR2X  
Phone: +385 91 484 4544  
E-mail: info@loveistra.com  
43/2016 i 323/2009

Reg No.:

## Common

Title:	KAMENA VILA SA VINOTEKOM!!
Property for:	Sale
Property area:	210 m <sup>2</sup>
Lot Size:	1100 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	3
Price:	500,000.00 €
Updated:	Dec 16, 2023

## Condition

Condition:	Kept
------------	------



## Location

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

## Description

Description:	<p>K 370 Vila ima 210m<sup>2</sup> stambenog prostora i 1.100m<sup>2</sup> okućnice. Kamena renovirana v ( 3 objekta) prekrasna prostrana vila s 4 zvjezdice s bazenom u mirnom i idiličnom istarskom naselju . Vila se sastoji od glavnog objekta – kamene kuće (prizemlje + 2 kata) s dvije spavaće sobe i dnevnim boravkom s kuhinjom i blagovaonom, te depadanse (prizemlje + 1 kat) s jednom spavaćom sobom i dvije natkrivene terase s roštiljem. Terasa su orijentirane prema bazenu pa se koriste i u toku dana uz korištenje bazena. Kamena i moderno opremljena kuća pruža mir i privatnost u svom prostranom privatnom vrtu u kojem se nalazi i bazen veličine oko 16 m<sup>2</sup>. Kuća ima tri spavaće sobe s pripadajućim kupaonicama, od čega su dvije sobe veličine 28 m<sup>2</sup>, a jedna 20 m<sup>2</sup>. Također svaka soba ima televizor, klimu i centralno grijanje. U prizemlju se nalazi moderno opremljen dnevni boravak s kuhinjom i spremištem (špajzom) veličine oko 32 m<sup>2</sup>. Dnevni boravak ima i kamin. Okoliš bazena je opremljen ležaljka i suncobranima. Osigurana su i privatna parkirna mjesta za tri vozila na okućnici vile koja je veličine oko 600 m<sup>2</sup>. U depadansi se nalazi i vinski podrum s prostorom za degustaciju vina. Cijena:500.000€</p>
--------------	--

## Additional contact info

Reference Number:	553673
-------------------	--------

Agency ref id: 798  
Contact phone: +385 91 4844 544