

## ISTRA, ROVINJ - Prostrana vila s velikim građevinskim zemljištem, Rovinj, House



### Seller Info

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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  
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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 - Prostrana vila s velikim građevinskim zemljištem
Property for:	Sale
House type:	detached
Property area:	388 m <sup>2</sup>
Lot Size:	5383 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	5
Price:	1,993,150.00 €
Updated:	Jul 09, 2024

### 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:	B
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### Parking

Number of parking spaces:	7
Covered parking space:	yes

### Description

Description:	ISTRIA, ROVINJ - Spacious villa with large building plot Rovinj is one of the most beautiful cities in Croatia. It is located on the western side of the Istrian peninsula, and stretches north of the Lim channel and south to Bal. It is adorned by
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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, 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. A ten minute drive to Rovinj separates you from this modern villa with traditional elements. The area is 388 m<sup>2</sup>, with a garden of 5,383 m<sup>2</sup>, which, together with the villa, forms a unique whole with many possibilities in the future. The villa itself spreads its surface through the ground floor and first floor. The ground floor contains an open-concept living room, dining room and kitchen, internal storage and laundry room, technical room, guest toilet and two bedrooms with private bathrooms. The rooms have direct access to the garden and swimming pool. On the first floor, passing through the gallery, there are two bedrooms, each with its own en suite bathroom, a French balcony and a view of the pool and nature. At the end of the gallery is the master bedroom with its own bathroom, a spacious walk-in closet and access to a terrace of approx. 50 m<sup>2</sup>, which has external stairs, thus offering direct access to the garden and pool. Solar panels were also installed. The heated pool of 43 m<sup>2</sup> with salt water contains a special cover that heats the pool using solar panels. It is ideal for use throughout the year. It also contains a hydromassage and a beautiful waterfall that will definitely soothe every part of your body. The garden also offers a summer kitchen equipped with professional equipment, which will further enrich your stay in the villa. Two covered parking spaces with an electric charger for electric cars are provided for your tin pets. But there is enough space for about 10 more parking spaces in the rest of the garden. There is a garden with a garden house where the eco production of various vegetables for own needs takes place every year. For additional security, the entire house is covered by an alarm system and cameras. A septic tank is used for waste water disposal. The entire garden is located in the construction zone, which offers the future owner the possibility of building additional buildings. There is a possibility of buying this beautiful villa with a smaller garden area, more precisely with a 763 m<sup>2</sup> garden, and then the price would be 1,300,000 euros. This exceptionally equipped villa will surely enchant you, so don't miss the opportunity and contact us. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 26379

## Additional contact info

Reference Number: 556749  
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