

Luksuzna villa s bazenom i wellnesom nadomak Rovinja, Rovinj, House



Seller Info

Name: Laci Debeljak
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Service Type: Selling and renting
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About us: The ASPECTUS Ltd, with years of experience in the business of real estate brokerage, offers full range of services in acquiring and selling of real estate in the county of Istria.

To our satisfied clients we provide a complete service from presentation of real estate, the best mortgage package arrangement and completion of purchase agreement to obtaining the property deeds and after. At your request, we provide full range of our in-house Consulting services. These services will address all the aspects and issues of acquiring the real estate from obtaining the property ownership documentation, the excerpt from the Cadastre, certificates from the spatial plan, registration of the ownership with the land

registry office, property taxation, property transfer, property ownership deeds and the registry applications with the utility providers.

Whether you are buying or selling a property, the ASPECTUS agency is continually at your service, assisting with all your inquiries and requests - with utmost commitment and pleasure.

Reg No.: 116/2011

Listing details

Common

Title:	Luksuzna villa s bazenom i wellnessom nadomak Rovinja
Property for:	Sale
Property area:	224 m ²
Lot Size:	509 m ²
Bedrooms:	4
Bathrooms:	3
Price:	980,000.00 €
Updated:	Jan 12, 2024

Condition

Condition:	Newly adapted
Built:	2016

Location

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

Permits

Building permit:	yes
Ownership certificate:	yes
Inspection certificate:	yes

Additional information

Infrastructure: Cable TV, Sewage, Electricity,
Telephone installation

Energy efficiency: In preparation



Heating

Heating type: central (own) electrical, air-conditioner

Description

Description: For sale is a detached villa with a swimming pool and a wellness center with a total area of 224 m², which is built on 3 floors, basement, ground floor, and first floor. In the basement of the villa, there is a spacious and enchanting wellness, sauna, shower, and relaxation zone, ideal for relaxing after a stay in the sauna with a glass of refreshing drink. The wellness area is decorated with semi-precious stone onyx, which enriches the space and promotes regeneration. The ground floor of the villa consists of an entrance hall, a laundry room, a guest toilet, an open space kitchen with a bar, a dining room, a living room with access to an outdoor terrace, a bedroom with its own bathroom, a terrace and an exit to a large terrace with access to an outdoor swimming pool of 42 m². Next to the pool, there is an arranged sunbathing area and an outdoor shower. The villa's yard is landscaped and maintained with a lawn irrigation system, and in one part of the yard, there is a barbecue for socializing and grilling. The first floor of the house is connected by an internal staircase where there are two bedrooms with private bathrooms and a spacious terrace that connects both rooms. For heating purposes, the villa uses floor heating in the entire villa through a heat pump, and for cooling purposes, the villa has 4 air conditioners. The villa also has video surveillance, a security alarm system and sound systems in all rooms for listening to music. The villa is owned by the company and as such is sold together with the company, which is an advantage for the buyer when buying a villa, because in this case the buyer does not pay tax on the transfer of real estate but buys 100% of the company's share. The villa is used for tourist rental purposes and is categorized with 5*, which places it in a very high occupancy during the year. #villa #sale #rovinj #luxury #pool #wellness

Additional contact info

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