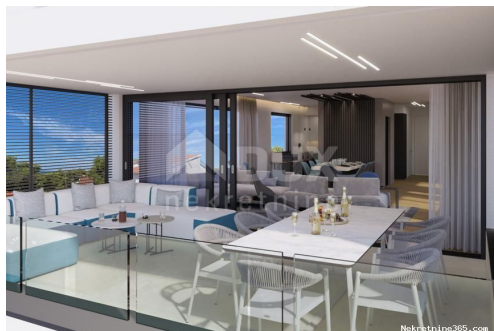


## ISTRA, ROVINJ - Luksuzna dizajnerska vila 200m od mora, Rovinj, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto: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 - Luksuzna dizajnerska vila 200m od mora
Property for:	Sale
House type:	detached
Property area:	400 m <sup>2</sup>
Lot Size:	200 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	10
Price:	3,000,000.00 €
Updated:	Jun 09, 2024

### Condition

Newbuild:	yes
Built:	2022

### 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:	A+
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### Parking

Garage:	yes
Number of parking spaces:	2

## Description

Description:

ISTRIA, ROVINJ - Luxury designer villa 200m from the sea As one of the most picturesque and romantic cities in the Mediterranean, it attracts visitors with its pleasant Mediterranean climate, carefully designed green areas, clean and tidy streets with colorful facades and small squares, the friendliness of the local population and numerous cultural events. Visitors' hearts are won over by its indented and diverse coastline with 22 islands and islets, rocky headlands and pebble coves along the 67-kilometer long Rovinj coastline, as well as rich natural and cultural sights. The symbol of the city is the church of St. Euphemia - an imposing building that dominates the old town center with its 60-meter high bell tower. In an elite part of the city, at a distance of only 200m from the sea and the first city beaches, we offer an imposing designer villa under construction with a swimming pool, the terrace of which offers a wonderful view of the sea. The villa will consist of a basement, ground floor, first and second floor. The basement is designed as an oasis for relaxation where there will be a gym, jacuzzi, toilet, bathroom and sauna. Also, space was found in the basement for the kitchen, but also for the cinema and game room as well as for the boiler room. Take the elevator that runs through the entire villa or take the wooden stairs to the ground floor where there is a garage and an electrical room. In the front part of the ground floor, that is, the one facing the sea, there is a BBQ kitchen, a terrace from which, through a sliding rock, you can reach the sunbathing area and the 40m<sup>2</sup> swimming pool. You can also take the elevator or wooden stairs to the 1st floor where there are 2 bedrooms, one of which is designed as a master bedroom and has its own exit to the terrace, jacuzzi, bathroom and toilet. The other two rooms also have their own bathroom and toilet. Each room is approximately 40m<sup>2</sup> in size, which means that spaciousness and comfort were taken into account. The living room, kitchen, toilet and bathroom will be located on the second floor. Also, on the 2nd floor, there is another room that is designed as a business room. The house is made of the highest quality and most modern materials, of which the investor stands out: stop sol ALU carpentry with three-layer glass, solar power plant, doors will be placed flush with the walls throughout the house, the entire house will be controlled via the KNX system with a smartphone - smart house, parquet worth HRK 1,000/m<sup>2</sup>, heated swimming pool with massager and geyser (salt or fresh water is left for the customer to choose), electric curtains, pivot glass doors that open with a fingerprint, air recuperator, the most modern heating and cooling system through underfloor heating throughout the house and air conditioning. The planned completion is scheduled for 01/2023. The house is in the VAT system - and the buyer does not pay the 3% tax on the acquisition of real estate. This is an ideal opportunity for an investment to rent during the tourist season, but also for those true hedonists who want to enjoy the most elite part of the city of Rovinj. 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: 16401

## Additional contact info

Reference Number: 576498

Agency ref id: 16401