

## ISTRA, BALE- Rustikalna istraska vila u prirodi, Bale, House



### Seller Info

Name: Agencija Dux nekretnine  
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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  
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, BALE- Rustikalna istraska vila u prirodi
Property for:	Sale
House type:	detached
Property area:	360 m <sup>2</sup>
Lot Size:	649 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	5
Price:	800,000.00 €
Updated:	Jun 15, 2024

### Condition

Built:	2016
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Bale
City area:	Krmed
ZIP code:	52211

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	3
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### Description

Description:	ISTRIA, ROVINJ - Rustic villa near Rovinj! Rovinj is one of the strongest tourist centers in Istria and one of the strongest in the Adriatic. It is located on the west
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coast of the Istrian peninsula. It used to be a port and a fishing village, and today it is one of the most developed tourist destinations with its unique combination of traditional and modern. It successfully combines the tradition of a fishing village with modern tourist trends, a rich gastronomic offer and a high standard of tourist service. That is why it attracts many visitors from year to year and records a record 3 million overnight stays in recent seasons. Visitors often come back to it again. For this reason, why not become the owner of one of the most beautiful properties in the area? Only a few minutes drive from the center of Rovinj in Krmed, this beautiful unique stone villa was built. It is surrounded by untouched nature, built (in 2016), with an area of 320m<sup>2</sup> and spreads over two floors. The ground floor has a fully equipped and furnished kitchen with dining area and a spacious living room, one bedroom with fireplace, two bathrooms and a terrace. On the first floor there are 3 bedrooms, each with its own bathroom and a terrace with sitting furniture. It is fully air conditioned and carefully selected Istrian details adorn it. In the outer part there is a summer kitchen with barbecue and toilet, swimming pool of 40m<sup>2</sup> with built-in hydromassage system, sun deck and a spacious and carefully landscaped garden of 600m<sup>2</sup>. The whole property is surrounded by a wall so privacy is guaranteed. The house is fully furnished. ID CODE: 8864

### Additional contact info

Reference Number: 577859  
Agency ref id: 8864