

## Rovinj, okolica, kuća sa bazenom i pogledom na more, Rovinj, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Rovinj, okolica, kuća sa bazenom i pogledom na more  
Property for: Sale  
House type: detached  
Property area: 420 m<sup>2</sup>  
Lot Size: 1203 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 8  
Bathrooms: 2  
Price: 720,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2007

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Rovinj

City area: Rovinj  
ZIP code: 52210

## Permits

Building permit: yes

## Additional information

Energy efficiency: In preparation



## Parking

Covered parking space: yes

## Description

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Istria, Rovinj, surroundings Rovinj, which holds the title of tourism champion, attracts more and more visitors from all over the world every year. This alone led to the development of the city and its surroundings, where various houses were located to escape from the hustle and bustle of the city. One of these houses is located on a small hill and has a wonderful open view of the sea and the town of Rovinj. It is located in a quiet, cul-de-sac, which guarantees peace and privacy to its tenants. This beautiful house consists of a ground floor and an upper floor with approximately 170m<sup>2</sup> per floor and a spacious garden of 1203m<sup>2</sup>. The apartment on the ground floor has a large and bright living room with a kitchen and dining room, two bedrooms, a walk-in wardrobe, a bathroom, a separate toilet and a storage room. This apartment has three terraces, two in the living area of the house and another one that can be accessed from the dressing room. The external staircase leads to the apartment on the first floor, which consists of an entrance hall and corridor, a living room with a kitchen and dining room, two bedrooms, a bathroom, a storage room and a separate toilet. This floor also has two additional rooms that can serve as a study, a bedroom or a multifunctional room, depending on the wishes of the future owner. There are two terraces, one in the bedroom and one in the living room, with a beautiful view of Rovinj and the blue sea. All rooms are extremely bright and spacious. The entire house is air-conditioned and has central gas heating and an equipped boiler room. In addition to all that, the house is equipped and protected with an alarm system and motion sensors, and at the very entrance to the yard there is an intercom with a camera, and from the ground floor the gate can be opened and communicated with the entrance to the plot. In the courtyard of the house, there is a summer kitchen/tavern with a fireplace, kitchen and dining room and a toilet that can accommodate up to 10 people. There is also a canopy with three parking spaces, while there are still plenty of parking spaces in the yard. The entire yard is lit by sensors. As part of the yard, there is

also a small tool house and a small entrance to the basement of 25m<sup>2</sup>. When we talk about the yard and garden, the swimming pool, which is 12x4m in size, has an unobstructed view and a landscaped beach, storage for sunbeds and an outdoor shower. The yard is landscaped and maintained, and there are several Mediterranean plants and fruit trees that are automatically irrigated with hidden sprinklers and with a drip system. There are two other outdoor sinks authentic to the Istrian area. This property is richly equipped, close to all amenities, and every detail has been thought of, so it is an opportunity to buy to live in a quiet neighborhood. Of course, considering the growth of tourism in Rovinj, this is an excellent investment in the future where the investment would be returned. Or it can be a combination of both. In any case, it can fulfill all the wishes of the future owner. ID CODE: 1029-114

### Additional contact info

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