

## LUKSUZNA VILA, PRODAJA, NOVOGRADNJA, ROVINJ, 400 m2, Rovinj, House



### Seller Info

Name: Agencija Starling  
First Name: Agencija  
Last Name: Starling  
Company: STARLING d.o.o.  
Name:  
Service Type: Selling and renting  
Website: <https://www.starling.hr>  
Country: Croatia  
Region: Grad Zagreb  
City: Zagreb  
ZIP code: 10000  
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About us: Nakon dugogodišnjeg rada s nekretninama u različitim okruženjima, odlučili smo hrvatskom tržištu ponuditi novi pristup kupoprodaji nekretnina, koji se zasniva na načelima izvrsnosti poslovanja razvijenog zapadnog tržišta.

Smatramo kako su nekretnine vrlo izazovno područje i našim klijentima želimo pružiti ruku, poglavito s obzirom na to da su i kupnja i prodaja nekretnina vrlo značajni životni koraci. Stoga, želimo tu odluku podržati našim stručnim iskustvom, profesionalnim pristupom i jednostavnom realizacijom svih koraka koji vas dijele od kupnje ili prodaje nekretnina. Starling nekretnine posluju u Zagrebu, Poreču i Dubrovniku. Zagreb je jedno od najzanimljivijih urbanih središta kada je riječ o nekretninama, a naš stručni tim svakodnevno radi na akviziciji,

procjeni potencijala i analizi novih nekretnina iz Zagreba i šire okolice, koje možete pronaći u našem portfelju. Istra u posljednjih pet godina bilježi izraziti turistički i gospodarski rast, stoga želimo podržati ovu zanimljivu regiju inovativnim i posvećenim pristupom poslovanju nekretnina.

Naša je misija biti iskrenim saveznicima kupcima i prodavateljima nekretnina, koji posredovanjem osigurava najviše profesionalne standarde poslovanja.

Naš tim stoji na raspolaganju investitorima kada je riječ o poslovnom i pravnom savjetovanju i uređenju interijera, a našu dosadašnju ekspertizu i stečena znanja želimo prenijeti, kako novim generacijama, tako i našim klijentima.

## Listing details

### Common

Title:	LUKSUZNA VILA, PRODAJA, NOVOGRADNJA, ROVINJ, 400 m2
Property for:	Sale
House type:	detached
Property area:	400 m <sup>2</sup>
Lot Size:	445 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	9
Bathrooms:	4
Price:	3,300,000.00 €
Updated:	Apr 02, 2024

### Condition

Newbuild:	yes
Built:	2023

## 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: A+

## Heating

Central heating: yes



## Parking

Garage: yes  
Number of parking spaces: 2

## Description

Description: LUXURY VILLA, FOR SALE, NEWLY BUILT, ROVINJ, 400 m2 For sale is a luxurious villa with a swimming pool with a total living area of 400 m2, in a special location with a view of the sea and the town of Rovinj, only 200 m from the sea and beautiful beaches. One of the special features of this villa is the elevator that extends from the basement all the way to the top floor, making it accessible even for people with reduced mobility. The 40 m2 swimming pool is located on the outdoor terrace, which offers a truly special view of the sea. A solar power plant is located on the roof, which is designed to power all devices in the villa throughout the year. The KNX control system is also built in, which enables the control of all smart home devices in the house via telephone. The villa consists of: - GROUNDS: fenced garden, automatic entrance gate, 40 m2 swimming pool with sunbathing area, landscaped grass area. - BASEMENT: conceived as a wellness area with a massage room, gym and sauna, bathroom, two toilets, laundry room, and auxiliary basement area of 42.5 m2. - GROUND FLOOR: large entrance door with fingerprint opening, entrance hall, BBQ kitchen with dining

room with access to the pool terrace, toilet, and garage for two cars. - **FIRST FLOOR:** three bedrooms with private bathrooms, of which the master room has an exit to the loggia with a jacuzzi, each room has its own walk-in closet. - **SECOND FLOOR:** a large open space that unites the kitchen, living room and dining room, with access to a covered terrace of 25 m<sup>2</sup>, an additional room with a bathroom that can be either a study or an additional bedroom. The villa is sold fully furnished. Heating: the most modern underfloor heating system via a heat pump. Cooling: valve convectors. Solar power plant: yes. Elevator: yes Orientation: South. Distance from the sea: 200 m. Parking: 2 parking spaces in the garage on the ground floor. Ownership: 1/1, no encumbrances. Price: 3,300,000 euros. As one of the most picturesque and romantic cities in the Mediterranean, the city of Rovinj attracts a large number of visitors every year, mainly due to its pleasant Mediterranean climate, numerous cultural events, rich cultural history, but above all its beautiful beaches and clean Adriatic sea. Rovinj is also adorned with an indented coastline with 22 islands and islets, rocky headlands and pebble coves along the 67-kilometer long Rovinj coastline. The symbol of the city of Rovinj is the church of St. Euphemia, which impresses with its 60-meter high bell tower. This is one of the last houses for sale in this location in Rovinj. This property is included in the VAT system, which means that the buyer does not pay real estate sales tax. ID CODE: 3565

### Additional contact info

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