

## MODERNA VILLA BLIZU ROVINJA, Rovinj, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	MODERNA VILLA BLIZU ROVINJA
Property for:	Sale
House type:	detached
Property area:	230 m <sup>2</sup>
Lot Size:	601 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	650,000.00 €
Updated:	Apr 15, 2024

### Condition

Built:	2021
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### Location

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

### Permits

Building permit:	yes
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### Description

Description:	In a peaceful village near the town of Rovinj, you have the opportunity to own a modern villa built in 2021. Just a ten to fifteen-minute drive away, you can enjoy the charms of Rovinj or relax on beautiful beaches. The villa, with a total area of 230m <sup>2</sup> , spreads over two floors - ground floor and first floor. On the ground floor, there is a spacious living room with an open concept kitchen and dining area, a bathroom, a bedroom with a private bathroom adapted for people with disabilities, and direct access to the covered terrace and courtyard ideal for socializing and relaxation. Stairs lead to the first floor where three bedrooms and two bathrooms
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are located. The main bedroom has its own bathroom and a spacious balcony. High-quality prefabricated construction ensures comfort in all rooms, while the possibility of installing a fireplace or other heating source is an additional plus. Heating and cooling of the space are provided by air conditioning. The villa is fully furnished and equipped to become your home or investment opportunity immediately. The courtyard is landscaped and fenced, and the heated pool measuring 11 x 4 m provides additional enjoyment and relaxation. Additionally, the landscaped garden is equipped with an irrigation system, while electric gates for parking and electric blinds in the house are additional elements of convenience. The villa also offers the first phase of installations for video surveillance, parquet in bedrooms, and ceramic floors in the rest of the house. With three to four parking spaces and proximity to electric car charging stations, this property represents an excellent opportunity for family living, luxury vacations, or investment for tourist rentals. Clean ownership, no burdens! For personalized service and viewing, please contact us with confidence: Michael Radola Licensed Agent +385 91/575-3640 [michael.radola@dogma-nekretnine.com](mailto:michael.radola@dogma-nekretnine.com) FILIP MARIĆ Licensed Agent +385 91/335-5350 [filip.maric@dogma-nekretnine.com](mailto:filip.maric@dogma-nekretnine.com) ID CODE: IS1511889

### Additional contact info

Reference Number: 587428  
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