

ISTRA, ROVINJ - Graciozna obiteljska vila nadomak grada i plaža, Rovinj, House



Seller Info

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First Name: Agencija
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Company Name: DUX NEKRETNINE d.o.o.
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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 - Graciosa obiteljska vila nadomak grada i plaža
Property for:	Sale
House type:	detached
Property area:	438 m ²
Lot Size:	1208 m ²
Number of Floors:	2
Bedrooms:	5
Bathrooms:	4
Price:	1,750,000.00 €
Updated:	Oct 30, 2024

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+
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Heating

Central heating:	yes
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Parking

Number of parking spaces:	4
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Description

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ISTRIA, ROVINJ - Graceful family villa close to the town of Rovinj and beautiful beaches We proudly present this high-quality and luxurious family villa located in a peaceful and quiet location, only a ten-minute drive from the romantic center of Rovinj and just a few steps from the city center. What makes this villa interesting is not only the quality of all the work done, equipment and furniture, but also the fact that everything you need for a safe, peaceful, everyday family life is just a few steps away from the villa. In the same village of Ttako, you have the opportunity to taste some of the local delicacies in famous restaurants and taverns, and to buy all the necessities in smaller and larger shops or the market. In short, it is an exclusive family villa built in the Mediterranean style with modern details and construction solutions, and you can always spend your free time with your loved ones on a spacious and private garden with a swimming pool, full of Mediterranean plants. **PROPERTY DESCRIPTION:** The villa consists of a total net usable area of 438 m², and is divided into three floors - a basement with a floor plan of 155 m², a first floor with a floor plan of 188 m² and a second floor with a floor plan of 95 m². The villa is located on a comfortable plot with a total area of 1208 m². * The ground floor of the villa consists of an entrance hall that welcomes us and leads us into the living area. This part is designed as an open space without dividing walls, where there is a comfortable living room, a spacious dining room sufficient for the whole family, as well as a modern and fully equipped kitchen. What makes the stay in this part of the villa special are the glass walls, with the help of which a greater flow of daylight into the space was enabled, which, in addition to the brightness, also added to the feeling of freshness, as well as the spaciousness of the entire space. Likewise, through the same glass walls, there is a wonderful view of the landscaped and private garden and swimming pool, as well as access to the covered summer terrace with summer kitchen. In addition, on the ground floor of the villa there is the first spacious bedroom as well as the guest bathroom, which are separated by the lobby in a slightly more private part. In addition to everything mentioned, there is also access to the ground floor of the villa from the garage and a small wardrobe space. * On the first floor of the villa, there are three comfortable bedrooms, each with its own bathroom, while the master bedroom has private access to the balcony with a wonderful view of the greenery, slightly hilly landscape and the rest of the village. * The basement area of the villa is designed as an ideal space for rest and fun with friends and family. So here you can rest and have fun in the wellness room and gym. In a special room you can relax while playing video games and billiards, while you can host all your guests in a wonderful tavern in Istrian style with a wine bar and kitchenette. In addition to everything mentioned in the basement part of the villa, there is also a boiler room, as well as a laundry room. **DESCRIPTION OF THE GARDEN:** The villa is located on a spacious and comfortable garden with a total of 1208m². The villa's grounds are completely fenced and hidden from view, thus ensuring maximum privacy and peace. The yard is decorated in the same Mediterranean style as the villa, with numerous olive trees and Mediterranean plants. The central part of the garden is occupied by a comfortable and spacious swimming pool with

a heated water system. Next to the pool, in addition to the sunbathing area, there is the already mentioned covered summer terrace with seating and a summer kitchen ideal for entertaining friends and family. In addition to everything mentioned, next to the summer terrace there is a storage room, as well as a technical room for the pool. You don't have to worry about your little ones, because there is enough green space in the garden of the villa, ideal for carefree play and fun, while you can use a total of 5 parking spaces for your tin pets, 2 of which are inside the garage, and the other 3 are outside if possible. subsequent covering.

ADDITIONAL AND TECHNICAL INFORMATION: The special feature of this villa is its location, which significantly facilitates the stay in the villa, while in addition we have to highlight the quality of all the work performed, the high level of quality of every piece of furniture, as well as the high level of quality of every material used in the villa. We must not forget to highlight the design of the villa, which corresponds to the latest and highest standards of today's life, and at the same time conveys a timeless feeling. * The complete carpentry in the villa is made of quality Slavonian oak with three-layer glass filled with gas. * The complete furniture found in the villa is custom-made exclusively for it, which gives it a feeling of authenticity. * High-quality technical equipment from one of the most respected manufacturers on the market was used. * In the basement, there is a Wellis hydromassage pool for 3 people, a high-quality custom-made Finnish sauna (abachi wood inside, thermo-treated ash outside), as well as Candy and Klarstein wine coolers. * Heating in the villa is provided by Daikin air conditioners with inverters in every room, as well as underfloor heating installed in every room of the villa.

LOCATION DESCRIPTION: The property is located in a small settlement, only a 10-minute easy drive from the unavoidable center of Rovinj and its beautifully landscaped promenades and beaches. Namely, the location of the property is ideal for all those who are looking for a safe place to stay with their own family precisely because it contains everything necessary for everyday life, from small and large shops, markets, markets, cafes, restaurants/taverns, schools, kindergartens and doctors. In short, it is an idyllic small settlement that has everything you need for a safe and peaceful stay throughout the year. In addition to the aforementioned, the property is located in one of the sought-after locations, ideal for all those who are looking for an opportunity to develop their own luxury tourist product. This location, given its proximity to the town of Rovinj, is known for its high-value real estate, which the owners use as luxury vacation properties. Equally, this property presents its future owners with an opportunity to develop a luxury tourist offer with a safe return on investment. The property is also well connected by traffic, so that only an 8-minute drive from the villa is access to the Istrian Epsilon, which further connects you to the entire Istrian peninsula. If you need additional information, questions or wish to organize a real estate tour, please contact us! Dear clients, the agency commission is charged in accordance with the General Business Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 29493

Additional contact info

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