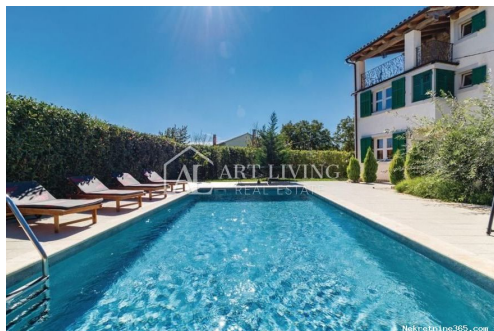


## Istra, unutrašnjost, autohtona kamena istarska vila s bazenom, Rovinj, House



### Seller Info

Name: Art Living Real Estate  
First Name: Art Living  
Last Name: Real Estate  
Company Name: ART LIVING REAL ESTATE  
Service Type: Selling and renting  
Country: Croatia  
Region: Istarska županija  
City: Umag  
ZIP code: 52470  
Address: Pozioi 1g  
Mobile: +385 91 784 80 83  
Phone: +385 91 784 80 83  
About us: Art Living Real Estate is an

authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

### Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office  
field tour of selected real estate  
real estate documentation check  
negotiating sales  
legal support (sales contract, pre-contracts, registration)  
transfer of utility obligations (electricity, water, etc.),

### Our services to sellers:

property overview  
real estate estimate  
photographic services  
consulting on the real estate's  
market value  
verification of real estate  
documentation (ownership  
certificate, construction and use  
permit)  
signing a real estate mediation  
contract  
advertising real estate on our  
website and other leading  
domestic and world websites  
additional attention is paid to  
the real estate for which we  
have an exclusive mediation  
contract in marketing  
advertising and investment

Reg No.: 72/2022

## Listing details

### Common

Title: Istra, unutrašnjost, autohtona kamena istarska vila s bazenom  
Property for: Sale  
House type: in sequence  
Property area: 150 m<sup>2</sup>  
Lot Size: 507 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 3  
Price: 370,000.00 €  
Updated: Jul 10, 2024

### Condition

Built: 1960  
Last renovation: 2019

### Location

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

## Permits

Building permit: yes  
Ownership certificate: yes



## Additional information

Energy efficiency: In preparation

## Parking

Number of parking spaces: 4

## Description

**Description:** Istria, interior A beautiful newly renovated autochthonous Istrian villa with a swimming pool and an open view of the beautiful Istrian landscape is for sale. The villa is located in a quiet location in the heart of Istria and is surrounded by nature and greenery, but it is only 17 km from the sea and beaches and 25 kilometers from Rovinj This charming stone house in a typical Istrian style together with the yard has a total area of 212 m<sup>2</sup> with an attached garden of 507 m<sup>2</sup> and extends over three floors, ground floor, first and second floor. On the ground floor of the house there is an entrance hall and a bedroom with a bathroom. From the ground floor there is direct access to a spacious covered terrace with a lounge area and a large, beautiful swimming pool with a sunbathing area. The first floor is accessed by an internal staircase, where there is a beautifully decorated spacious living room and a bedroom with a bathroom. On the second floor of the house there is another bedroom with a bathroom and a spacious covered terrace with a beautiful view of the Istrian landscape. The villa was renovated in 2019, it was built from high-quality materials, with three-layer glass, air conditioning in all rooms, and 2 fireplaces, indoor and outdoor. The villa has 4 private parking spaces and is sold fully furnished and equipped. The villa is surrounded by landscaped greenery, which ensures maximum privacy and comfort. The quiet and beautiful location makes this property an ideal opportunity for anyone looking for a beautiful modern autochthonous Istrian house in a quiet location with a lot of privacy that can be adapted both for vacation and residence as well as for rental for tourist purposes in its full potential. **PROPERTY CHARACTERISTICS** Indigenous Istrian house renovated in 2019 Swimming pool 32 m<sup>2</sup> High-quality construction Air conditioners Fenced plot 507 m<sup>2</sup> Peaceful environment and privacy The commission of the agency for the buyer is 3% and is paid in the case of real estate purchase upon conclusion of the pre-contract or sales contract. Dear clients, it is possible to view the property only with a signed mediation agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on mediation in real estate transactions. **NOTE:** We are not responsible for

any errors in the property descriptions, but we want to be as precise and accurate as possible ID CODE: 923

### Additional contact info

Reference Number: 612955

Agency ref id: 923