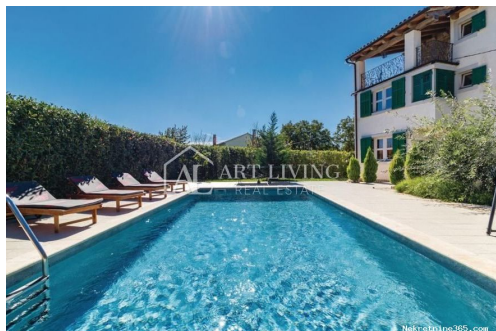


Istra, unutrašnjost, autohtona kamena istarska vila s bazenom, Rovinj, House



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 m²
Lot Size: 507 m²
Bedrooms: 4
Bathrooms: 3
Price: 370,000.00 €
Updated: Nov 22, 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 m² with an attached garden of 507 m² 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 m² High-quality construction Air conditioners Fenced plot 507 m² 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
Contact phone: 091 784 8083