

Rovinj-okolica, Luksuzna Moderna Vila s bazenom i vrtom, 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: Rovinj-okolica, Luksuzna Moderna Vila s bazenom i vrtom
Property for: Sale
House type: detached
Property area: 190 m²
Lot Size: 230 m²
Number of Floors: 1
Bedrooms: 3
Bathrooms: 2
Price: 950,000.00 €
Updated: Jul 14, 2024

Condition

Newbuild: yes
Built: 2023

Location

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

Permits

Ownership certificate: yes



Additional information

Energy efficiency: In preparation

Parking

Number of parking spaces: 2

Description

Description:

Rovinj-surroundings, A luxury villa of modern design with a swimming pool in a new building is for sale, 13 km from the sea, close to all essential facilities (shops, restaurants, post office, bank, etc.). It is 13 km from the city of Rovinj, 27 km from the city of Pula and the airport. The villa is spread over two floors with an area of 176 m², usable area, ground floor and first floor. The ground floor consists of an entrance, a storage room, a technical room, and a toilet. living room, open kitchen and dining room with access to the covered terrace, garden and pool. On the first floor, there is a hallway, all bedrooms with their own bathrooms, and one with access to its own terrace. An additional advantage of this property is the wellness area with sauna, which is also located on the ground floor. The outdoor area is equally impressive, with a large terrace for alfresco dining, a swimming pool surrounded by a sun deck with sun loungers and a beautiful Mediterranean garden. Heating and cooling is provided by a heat pump, underfloor heating in all rooms and a fireplace in the living room. The property is built from high-quality building materials. The villa also has two parking spaces. For the external access to the villa, a landscaped asphalt road with final boundaries and retaining walls around the entire plot with landscaped sidewalks is planned. Turnkey purchase, completely finished and ready to move in with furniture. Planned completion of works at the end of 2024. This unique property is a perfect choice for vacation, residence or rental for tourist purposes. **CHARACTERISTICS OF THE PROPERTY:** Swimming pool 37 m² Wellness zone Air conditioning Underfloor heating Fireplace Two parking spaces 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: 745

Additional contact info

Reference Number: 613069

Agency ref id: 745