

## 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 m<sup>2</sup>  
 Lot Size: 230 m<sup>2</sup>  
 Number of Floors: 1  
 Bedrooms: 3  
 Bathrooms: 2  
 Price: 950,000.00 €  
 Updated: Nov 08, 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 m<sup>2</sup>, 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 m<sup>2</sup> 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  
Contact phone: 091 784 8083