

## VILA SA VLASTITIM WELLNESS CENTROM U ROVINJU, NASELJE ROVINJ, Rovinj, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	VILA SA VLASTITIM WELLNESS CENTROM U ROVINJU, NASELJE ROVINJ
Property for:	Sale
House type:	detached
Property area:	224 m <sup>2</sup>
Lot Size:	667 m <sup>2</sup>
Bedrooms:	10
Bathrooms:	4
Price:	980,000.00 €
Updated:	Jul 31, 2024

### Condition

Newbuild:	yes
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### 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:	A+
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### Parking

Number of parking spaces:	2
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## Description

Description:

ROVINJ - Beautiful 5 star modern villa with its own wellness. WELCOME to the stunning villa that will evoke a wave of satisfaction in you. For sale is a beautiful project of a successful business that will facilitate the establishment process necessary to create the villa's image and its good reputation in the market. The 5-star villa is designed down to the finest detail, and every individual or user has nothing but words of praise. Built on a 667 m<sup>2</sup> plot, the intelligently planned square footage ensures cost-effective maintenance and better returns. The villa itself spans the basement, ground floor, and first floor, with a total area of 224 m<sup>2</sup>. INTERIOR: The entrance to the house is on the ground floor, where a hallway with a storage room leads to an open concept kitchen, dining room, and living room with direct access to the outdoor area, terrace, and pool. The hallway leads to the staircase that takes you to the first floor of the house where two master bedrooms with large bathrooms and a terrace for morning gatherings are located. Descending to the relaxing part of the villa, upon entering the wellness area, the beautiful details of precious stone adorned with onyx will create a true wow effect, ensuring a safe relaxation where you will literally find your zen zone to enjoy. TECHNICAL SPECIFICATIONS: Video surveillance Underfloor heating in all areas of the house Air conditioning Sold furnished and styled Electric shutters Complete interior and exterior sound system WiFi Air regulation system in the wellness area. OUTDOOR AREA: 2 parking spaces Pool of 42 m<sup>2</sup> Barbecue and a beautiful example of a stone table for evening relaxation in good company with a glass of your favorite wine. The complete property documentation is clean and orderly, possessing an occupancy permit, A energy certificate, and a categorization resolution for 5 stars. An exceptionally good opportunity and a wise investment, with a guaranteed return on investment. The property is owned by a company, providing an additional benefit when purchasing the business. Make the right decision with our support for a pleasant real estate buying experience; feel free to contact me: FILIP MARIĆ Licensed Agent GSM: +385 91/335-5350 ID CODE: IS1513439

## Additional contact info

Reference Number: 629356  
Agency ref id: IS1513439