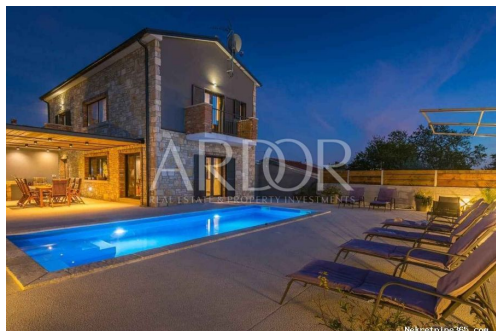


## Moderna kamena vila s bazenom u blizini Rovinja, Rovinj, House



### Seller Info

Name: Sendi Vinski  
First Name: Sendi  
Last Name: Vinski  
Company: Sendi Real Estate  
Name:  
Service Type: Selling and renting  
Additional: vinskisendi@gmail.com  
Email:  
Website: <https://www.sendi-realestate.com>  
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Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
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About us: SENDI REAL ESTATE d.o.o.  
Šetalište 13. divizije 21  
51000 Rijeka  
Reg No.: 135/2020

### Listing details

#### Common

Title: Moderna kamena vila s bazenom u blizini Rovinja  
Property for: Sale  
House type: detached  
Property area: 200 m<sup>2</sup>  
Lot Size: 500 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 5  
Bathrooms: 3  
Price: 640,000.00 €  
Updated: Jul 31, 2024

#### Condition

Built: 2019

#### 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

## Heating

Central heating: yes



## Parking

Number of parking spaces: 2

## Description

Description: In the wider area of Rovinj, a premier Croatian tourist destination, a beautiful modern stone villa is for sale. This spacious villa spans 200 m<sup>2</sup> and is situated on a 500 m<sup>2</sup> plot. Its architecture reflects a contemporary style, primarily using Italian materials for construction and furnishing. The villa consists of a ground floor and a first floor. On the ground floor, you'll find a spacious living area that includes a kitchen, dining room, and comfortable living room, creating a pleasant whole. There is also one bedroom with a private bathroom on the ground floor. On the first floor, there are two more bedrooms, each with a private bathroom and terrace. Notably, one room features a high ceiling with a gallery that offers additional sleeping space. A unique detail of this villa is the installed net above the living room, designed to support up to 700 kg and offering the option of watching TV from it. The villa is fully thermally insulated, helping to save on heating costs. The kitchen, living room, bathrooms, and hallway have underfloor heating, while radiators for central heating are installed in the bedrooms. There is also a fireplace in the living room for cozy winter moments. The outdoor area is dominated by a saltwater pool with a hydro-massage bench and a waterfall. Next to the pool, there is an outdoor terrace with a summer kitchen, barbecue, and outdoor shower. The villa is equipped with hydraulic sliding walls, automatic irrigation, and offers the possibility to install solar panels and a heat pump. This property is extremely attractive, not only because of its peaceful and quiet location but also due to the potential for additional income through rentals. Dear buyers, in accordance with the Real Estate Brokerage Act, viewing of the property is possible only with the

signing of a Brokerage Agreement. According to this, the buyer is obliged to pay the agency commission in case of purchase. ID CODE: 1532

### Additional contact info

Reference Number: 629850  
Agency ref id: 1532  
Contact phone: 098 443 289