

## ISTRA, ROVINJ - Moderna prizemna vila okružena prirodom, Rovinj, House



### Seller Info

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Company Name: DUX NEKRETNINE d.o.o.  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, ROVINJ - Moderna prizemna vila okružena prirodom
Property for:	Sale
House type:	detached
Property area:	291 m <sup>2</sup>
Lot Size:	1184 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	990,000.00 €
Updated:	Aug 07, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Heating

Central heating:	yes
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### Parking

Number of parking spaces: 3

## Description

Description:

ISTRA ROVINJ - Modern newly built single-storey villa, located in a quiet location without neighbors. We proudly present this high-quality and valuable luxury one-story house, built at the beginning of 2024. It is located in the immediate vicinity of the unmissable town of Rovinj, as well as its facilities necessary for a safe and peaceful life all year round. By visiting the villa, we are sure that you will be charmed by the peace and high level of privacy it provides, as well as the quality of all the work performed. It is a villa worthy of your attention, which represents a perfect family home or an ideal property with a secure return on investment. **DESCRIPTION OF THE VILLA:** It consists of a total of 291m<sup>2</sup> of living space, and every square meter is used to the maximum with a focus on simplicity and maximum comfort. As soon as we enter the villa, we are first greeted by a graceful lobby with a space intended for a wardrobe, which also divides the villa space into a living area and a bedroom, i.e. the private part of the villa. The living space is designed according to the "open space" system, without dividing walls, and where there is a larger and comfortable living room, then a spacious dining room sufficient for the whole family, and a modern and fully equipped kitchen. The space is decorated with custom-made wardrobes and furniture exclusively for this villa, and we are sure that you will be delighted by the direct communication between the interior of the villa and the outside landscaped area of the garden with the help of larger sliding glass walls. Rich amounts of natural light penetrates the space through the same glass walls, which makes the stay in the villa unique. In the more private part of the villa, there is a guest bathroom, as well as three comfortable bedrooms, each of which has its own bathroom and private access to the garden with a pool. **DESCRIPTION OF THE GROUND FLOOR;** This villa is located on a spacious, landscaped and fenced garden of 1180m<sup>2</sup>. By accessing the garden through a movable electric gate with sensors, there are 6 comfortable parking spaces for your tin pets, two of which are covered. The central part of the rear part of the garden is occupied by a 32 m<sup>2</sup> overflow pool, perfect for entertaining and relaxing after an active day. Next to the pool there is a beach with a sunbathing area, as well as a covered terrace of the villa with a summer kitchen and space for dining furniture. The rest of the garden is decorated in a beautiful Mediterranean style with numerous plants, which make your stay in the open air more pleasant with various colors of flowers and pleasant scents of plants. The entire property is fenced and offers its owners the maximum level of privacy and peace. The villa is thus surrounded by almost untouched nature, without neighbors. **ADDITIONAL INFORMATION:** This villa was built according to the private wishes and needs of the owner, which means that every detail was taken care of during the construction, as well as during the furnishing of the villa. \* Floor heating with a heat pump is installed throughout the villa. \* In all rooms, except for the bathrooms, high-quality parquet suitable for underfloor heating has been installed. \* The villa is sold partially furnished, with the furniture

that is currently inside the villa, which was custom-made exclusively for this villa.  
\* Air conditioners have been installed in each room, as well as a chimney with the option of installing a pellet or wood stove. \* The property is in order, the villa has all the necessary documentation, there are no encumbrances. \* The plot is surrounded by a concrete wall, next to which cypress trees have been planted, which have the function of maintaining privacy. \* The garden has automatic irrigation. \* Parking is for 6 cars, and 2 covered parking spaces. \*\* There is a possibility of buying a house + additional construction and agricultural plots located next to the house, in accordance with the agreement with the owner, which can certainly be interesting to a potential investor.\*\* For any additional questions, required information or wish to organize an appointment to view the villa with its location feel free to contact us at any time. Dear clients, the agency commission is charged in accordance with the General Business Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 32567

### Additional contact info

Reference Number: 631718

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