

## ISTRA, ROVINJ - samostojeća ekskluzivna villa - novogradnja s bazenom! PRILIKA!, Rovinj, House



### Seller Info

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First Name: Agencija  
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Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
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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 - samostojeća ekskluzivna villa - novogradnja s bazenom! PRILIKA!
Property for:	Sale
House type:	detached
Property area:	394 m <sup>2</sup>
Lot Size:	376 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	5
Price:	1.00 €
Updated:	Oct 25, 2024

### Condition

Newbuild:	yes
Built:	2020

### 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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### Parking

Number of parking spaces: 2

## Description

Description:

ISTRIA, ROVINJ - detached exclusive villa - new building with swimming pool! OPPORTUNITY! The detached exclusive villa consists of three above-ground floors and a basement with a total usable net living area of 394 m<sup>2</sup> + a garden area of 376 m<sup>2</sup> where there is a heated swimming pool measuring 10x3m (30m<sup>2</sup>). - BASEMENT of the house contains; boiler room, rooms, warehouses, large tavern with fireplace, bathroom, staircase and corridor. - The GROUND FLOOR of the house contains; hallway, living room with fireplace, kitchen, pantry, bedroom, bathroom and staircase. - FIRST FLOOR of the house contains: hallway, three bedrooms, one of which is a master room with dressing room, bathroom and terrace, bathroom and staircase. - THE SECOND FLOOR of the house contains: a staircase, a relaxation zone intended for the accommodation of a jacuzzi, a shower cabin and a toilet, and a beautiful terrace of 90 m<sup>2</sup> with a panoramic view. The RELAX zone is intended for relaxation in the jacuzzi all year round. - SWIMMING POOL: heated pool measuring 10x3m (30m<sup>2</sup>). All rooms have underfloor heating, built-in fan coil units for heating and cooling, there are also radiators in the bathrooms and on the staircase. All the carpentry in the building is aluminum Schuco with Roltek built-in boxes, electric blinds and glass fences. Electrical installations: KNX system Heating/cooling: • Gas boiler • Underfloor heating in all rooms • Air conditioning: Yes • Cogeneration • Heat pumps • Solar panels Utilities: • City gas • City water supply • City sewerage Permits: • building permit • ownership list • Operating permit • Energy certificate A+ Yard: • Swimming pool, 30m<sup>2</sup>, dimensions 10x3m • Terrace with barbecue Technology: • Alarm system • Video surveillance • Intercom • KNX This property is only approx. 2.08 km from the sea as the crow flies! UNIQUE PROPERTY IN A GREAT AND UNIQUE LOCATION WITH GREAT POTENTIAL!!! Definitely a property for family life, but also suitable as an investment in the form of tourism. Rovinj (Italian Rovigno, officially Rovinj-Rovigno) is a city in the western part of Croatia. It is located on the west coast of Istria. Together with Poreč, it forms the tourist center of Istria, and is one of the most attractive tourist destinations on the Adriatic. The area of the city of Rovinj borders the municipalities of Bale, Kanfanar, Sv. Lovreč and Vrsar. The town of Rovinj-Rovigno is located at 45° 04' latitude and 13° 38' longitude. The Rovinj region or Rovinjština is 80 km<sup>2</sup>. The climate of Rovinj is Mediterranean. The average annual temperature is 16°C. The average temperature in January is 4.8°C and in July 22.3°C. The vegetation is subtropical. 940 mm of rain falls annually and the annual average humidity is 72%. Rovinj is located in the area of Red Istria, i.e. the red soil (Crjenica). There are 22 islands or islets in the Rovinj archipelago, of which Sv. Andrew and St. Katarina the biggest, and this includes Bili Školj and others. In the north of Rovinjština, Rovinj borders the municipality of Vrsarem, with which it shares the bay Limski Kanal, and in the south with the municipality of Balama. Dear clients, the agency commission is charged in accordance with the General Terms and

Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 33167

## Additional contact info

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