

Istra, Rovinj -vila s bazenom, novogradnja, 190 m2, Rovinj, House



Seller Info

Name: Kaiser Immobilien
First Name: Kaiser
Last Name: Immobilien
Company Name: Kaiser Immobilien d.o.o.
Service Type: Selling and renting
Website: <https://kaiser-immobilien.hr/>
Country: Croatia
Region: Primorsko-goranska županija
City: Opatija
ZIP code: 51410
Address: Maršala Tita 97
Mobile: 00385992140008
Phone: 0038551823491
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silvija Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

Listing details

Common

Title:	Istra, Rovinj -vila s bazenom, novogradnja, 190 m2
Property for:	Sale
House type:	detached
Property area:	190 m ²
Lot Size:	500 m ²
Number of Floors:	1
Bedrooms:	11
Bathrooms:	4
Price:	695,000.00 €
Updated:	Oct 03, 2024

Condition

Newbuild:	yes
Built:	2023
Last renovation:	2023

Location

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

Permits

Ownership certificate:	yes
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Additional information

Energy efficiency:	A+
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Parking

Number of parking spaces: 3

Description

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Kaiser Immobilien presents a beautiful villa with a pool in a great location. The house was completed in 2023 and was built according to the highest construction standards and EU regulations. The house was designed in Istria, i.e. the Italian style of single-storey villas, and it has an area of 186 m² with a pool (9.5 mx 4 m). The main house consists of a ground floor with two bedrooms and bathrooms, a living room with a dining room, a kitchen and one bedroom upstairs, also with a bathroom. In addition to the above, in the main part of the house there is a separate entrance for one smaller residential unit, namely a studio apartment (25 m²) which is fully equipped with a kitchen, living room and bathroom. At the same time, in that part of the house and yard there is an engine room with equipment for the swimming pool and a boiler room with equipment for heating the house and sanitary water. The house is insulated from the outside with a 10 cm thick demit facade and certain parts of the house are made of stone. The house has a ventilated roof so that the attic space does not heat up in the summer, cold air enters from below and exits through openings at the top of the roof so that the temperature is not transferred inside the house. All floors are insulated with waterproofing, as well as the paths around the house and the sunbathing area around the pool. It is possible to heat the house with underfloor heating in the winter period, sanitary water throughout the year, and a swimming pool in the spring-autumn transitional period to extend the summer season. In the living room there is a 25 kw fireplace, which is designed to be able to heat the underfloor heating and sanitary water, all installations are left only as needed, a masterful connection to the existing system is required. Each room in the house has its own inverter air conditioner that cools and heats. The kitchen with island was ordered in Germany from the manufacturer "Moderno" and was made to measure. The sanitary ware and faucets are made by the German manufacturer GROHE and Willeroy & Boch. All ceramics, tiles in and around the house, as well as in the pool, are made by Spanish and Italian manufacturers. Each room has its own digital thermostat, through which the temperature of that room is individually regulated. There is a stone summer kitchen on the large terrace, the greenery in the garden is always fresh because there is a watering system with sprinklers for the grass and a drip irrigation system for the cherry laurel that surrounds part of the garden around the pool and gives intimacy to the Gothic houses. The house has a use permit, is registered and has a three-star classification for rent. Pula Airport -25 km Portorož Airport -45 km Rijeka Airport -58 km The center of Rovinj is only 15 km away. For more information, contact an agent. ID CODE: 112-071

Additional contact info

Reference Number: 648213
Agency ref id: 112-071