

## ISTRA, ROVINJ - Vila u izgradnji s prostranom okućnicom, Rovinj, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
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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 - Vila u izgradnji s prostranom okućnicom
Property for:	Sale
House type:	residential-commercial
Property area:	550 m <sup>2</sup>
Lot Size:	3521 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	10
Bathrooms:	3
Price:	740,000.00 €
Updated:	Oct 16, 2024

### Location

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



### Permits

Building permit:	yes
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### Parking

Garage:	yes
Number of parking spaces:	7
Covered parking space:	yes

### Description

Description:	Istria, Rovinj - Villa with a large garden On the road Rovinj - Kanfanar, only 5-6 km away from Rovinj, is the village of Rovinjsko Selo, whose hills offer a wonderful view of the city of Rovinj and the Rovinj archipelago. Today, Selo only in name because it is constantly developing and is becoming a suburb of Rovinj. About 400 houses have been built in the past on an area of about one square kilometer. The older ones are grouped in several locations (Rudelići, Čupići, Morovi, Vičani - bearing the names of the families who lived there decades ago) and which represent a beautiful example of rural architecture from the 19th and early 20th centuries, almost all adapted today. The old houses are beautiful one-story or one-story stone buildings, with a baladura and a barn, and a yard
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surrounded by a brick fence, inside which you can find some hundred-year-old bread ovens. Newly built houses are incorporated within the old cores or on the outskirts of the settlement. They are connected by alleys, on the left and right side of the main village road, which continue to the fields surrounded by dry stone walls. This beautiful villa is located not far from the town of Rovinj. The special feature of this location is that it is located in nature in a quiet part of the village, and in just a few minutes you can be in Rovinj or on beautiful beaches. The interesting floor plan of this villa uniquely fits into the landscape and nature of the 550m gross area. It is conceptually divided into two units, residential and business with a total of 10 rooms. Due to the sale in the raw stage, the purpose of the premises is subject to change according to personal preferences. On the first floor, there is space for two bedrooms with their own bathrooms and access to a beautiful terrace with a wonderful view. This house is a great investment for tourism considering the location or as a family home in an idyllic setting. 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: 34131

### Additional contact info

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