

LUKSUZNA VILA PRVI RED DO MORA!!!, Rovinj, House



Seller Info

Name: Dogma Nekretnine
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Company Name: Dogma nekretnine d.o.o.
Service Type: Selling and renting
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284
(Almeria building D). Our
teams are at your disposal in all
locations!

Listing details

Common

Title:	LUKSUZNA VILA PRVI RED DO MORA!!!
Property for:	Sale
House type:	detached
Property area:	441 m ²
Lot Size:	1180 m ²
Number of Floors:	1
Bedrooms:	4
Bathrooms:	4
Price:	1.00 €
Updated:	Oct 29, 2024

Condition

Newbuild:	yes
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Location

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

Permits

Building permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	In preparation
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Parking

Garage:	yes
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Description

Description:	In the heart of the most romantic city, Rovinj, lies this story that rises like a
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fairy-tale villa, making the picturesque landscape even more magical. This exclusive residence, currently under construction, radiates elegance and contemporary charm, representing a luxury oasis on an incredible 1180-square-meter plot just 20 meters from the sea! The design of this stunning villa captivates with clean lines that dance in perfect harmony with a minimalist ambiance. Spacious glass walls create airy spaces, allowing golden sunlight to gently illuminate every corner. Its beauty is not just physical; it permeates every detail, creating an atmosphere where elegance blends with comfort. The villa is set in an idyllic secluded area, surrounded by the tranquil silence of the natural environment, yet only a few minutes away from the vibrant life of Rovinj. This combination offers a unique luxury - the ability to relax in the privacy of the villa and quickly drive to the charming beaches and attractions of the city. Every square meter of the 312-square-meter villa bears the mark of careful consideration by a team of experts, led by architects, interior designers, and lighting artists. Their synergy creates a masterpiece where every element has its function, and every piece of furniture finds its place in perfect balance. Interior designers Ivan Matejčić and Strahinja Rakić, through close collaboration with the architects, bring harmony between the exterior architecture and interior furnishings. Their dedication to detail results in a space where there is no room for improvisation; instead, every object has its place and meaning. Their words reflect a love for every aspect of this villa, where every detail is carefully crafted to create an unforgettable living experience. The ground floor includes a covered entrance, a garage with a heating room, a wardrobe, an entrance area, a laundry room, a kitchen, a living area with a dining room, and a covered terrace. The first floor comprises a hallway, a northern bedroom with its own bathroom, storage room, and covered terrace, a western bedroom with an en-suite bathroom and wardrobe, and a third southern bedroom with its own bathroom, wardrobe, and covered terrace. The attic features a steel staircase, kitchen, WC, ante-room, sauna and shower, covered terrace, and uncovered terrace. The villa offers impressive amenities, including a heated mirror pool with a surface area of 50 m² (dimensions 5m x 10m) with a thermal cover, a 22 kW EV charger, a fully equipped outdoor kitchen, a green garden with automatic irrigation, a spacious garage, a luxury Poliform kitchen with top-of-the-line appliances, a rooftop terrace with a jacuzzi, sauna, emotional shower, bar, toilet, and green garden, an elevator, 5 outdoor parking spaces, WiFi-controlled lighting, blinds, heating and cooling system (ABAS system), video surveillance, Cloud video intercom system, and a smart anti-burglary alarm. The garden enchants with a spacious open terrace with a jacuzzi, sunbathing area, and lush green garden. Wellness features include a Finnish sauna, emotional shower, lounge area, and cocktail kitchen. A fully equipped outdoor kitchen with a toilet and outdoor shower. The heated mirror pool, with a surface area of 50 m², featuring hydromassage and an automated thermal cover, represents the pinnacle of luxury. For additional information and details, feel free to contact me to provide all the necessary information regarding this luxury property. ID CODE: IS1510553

Additional contact info

Reference Number: 672048

Agency ref id: IS1510553