

## Luksuzna vila u blizini Rovinja s garažom za 8 auta, Rovinj, House



### Seller Info

Name:	Unikat Immobilien
First Name:	Unikat
Last Name:	Immobilien
Company Name:	UNIKAT IMMOBILIEN
Service Type:	ISTRIEN d.o.o.
Website:	Selling and renting
Country:	<a href="https://unikat-immobilien.com/">https://unikat-immobilien.com/</a>
Region:	Croatia
City:	Istarska županija
ZIP code:	Poreč
Address:	52440
Mobile:	Partizanska 6A
Phone:	+385 99 591 2785
About us:	+385 91 618 6842

Our real estate agency with many years of experience is mainly active on the west coast of Istria. In addition to a classic real estate offer (houses, villas, flats, apartments, land), you can also find a large range of turnkey construction projects with us.

We mediate in the purchase and sale of real estate, mediation of turnkey construction projects and support for these projects, obtaining the categorization for the rental of your property, transfer of the meters after a property purchase to the new owner.

Through our business partners we can offer: Creation of purchase contracts, preliminary contracts, translation of these contracts into your national language, tax advice and accounting.

Thanks to our extraordinary language skills (native German, Croatian and fluent English, spoken and written), we can provide you with comprehensible and detailed advice so you could benefit from our experience in the Istrian real estate market and in construction.

## Listing details

### Common

Title:	Luksuzna vila u blizini Rovinja s garažom za 8 auta
Property for:	Sale
House type:	detached
Property area:	440 m <sup>2</sup>
Lot Size:	3000 m <sup>2</sup>
Bedrooms:	8
Bathrooms:	3
Price:	1,900,000.00 €
Updated:	Nov 04, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

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

### Additional information

Energy efficiency:	In preparation
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### Parking

Garage:	yes
Number of parking spaces:	7

### Description

**Description:**

Luxury villa in a peaceful village about ten kilometers from Rovinj with a total area of 440 m<sup>2</sup>. The ground floor consists of a spacious entrance area and an apartment consisting of a living room, a kitchen with a dining area, two bedrooms, a bathroom, a toilet, one large room that can be used as a wellness/fitness area as well as a garage for 4 vehicles. In the basement there is a boiler room and another garage for 4 vehicles. On the first floor there is an open space living room with kitchen and dining room, two bedrooms with bathrooms and a large loggia with a view of the nature, as well as another room that can be used as a laundry room and a very spacious terrace. The entire villa, except for the garages, has underfloor heating via heat pumps, and it also has air conditioning units. Tiles and carpentry are of high quality (Italian tiles, Schüco sliding window doors, aluminum and PVC). The price includes a landscaped garden (boundary wall and grass). The villa is sold furnished. ID CODE: 180

**Additional contact info**

Reference Number: 679679  
Agency ref id: 180  
Contact phone: +385 99 5912785