

ISTRA, ROVINJ - Moderna obiteljska vila nadomak grada u mirnom dijelu Rovinja, Rovinj, House



Seller Info

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First Name:	Agencija
Last Name:	Dux nekretnine
Company Name:	DUX NEKRETNINE d.o.o.
Service Type:	Selling and renting
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About us:	<p>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.</p> <p>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</p>

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 - Moderna obiteljska vila nadomak grada u mirnom dijelu Rovinja
Property for:	Sale
House type:	detached
Property area:	290 m ²
Lot Size:	708 m ²
Number of Floors:	2
Bedrooms:	7
Bathrooms:	3
Price:	2,350,000.00 €
Updated:	Nov 13, 2024

Condition

Newbuild:	yes
Built:	2024

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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Heating

Central heating:	yes
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Parking

Number of parking spaces: 2
Covered parking space: yes

Description

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ISTRIA, ROVINJ - An impressive family villa located in a quiet location near the city center This is a high-quality, newly built family villa with an imposing character that exudes the luxury and warmth of a real modern family home. This beautiful villa is located only 3 km from the unique center of Rovinj in a quiet environment of family houses and natural greenery. It is certainly a villa worthy of your attention. With its timeless interior decoration, quality materials and excellent construction techniques, this villa will surely serve you and your family as an ideal hideaway to escape from noise and crowds. Maximum comfort and quality of life is ensured by a selection of first-class furniture, high-quality appliances from renowned global manufacturers, as well as high-quality technical equipment with which this villa is equipped. Impeccable simplistic modern design and simple lines run through the entire villa with a note of warmth as befits a real family home. In addition, this is a villa with numerous possibilities with the opportunity to develop a tourist product of a high level of luxury and a safe return on investment.

DESCRIPTION OF THE PROPERTY: Upon entering the villa, we find ourselves in the lobby of the villa, which separates the private space from the space for the daily life of the villa. Thus, the daily life part of the villa is designed as an "open space" area, which houses a dining room with a modern and fully equipped kitchen with top-quality appliances from a renowned global manufacturer. In addition to the standard equipment, the kitchen has also hidden a personalized minibar to keep the bottles of your favorite drinks at an adequate temperature. There is also a professional gas stove with a high-quality hood located on the kitchen island, ideal for gatherings with family or friends. Further on in the space, there is a spacious living room, which is separated from the kitchen and dining room by a modern semi-open wood-burning fireplace, which creates a special atmosphere during your stay in the house, with high-quality heating of the space. In the living room, we are greeted by high-quality and carefully selected leather furniture made to measure exclusively for this villa. In addition to the living room at the very end, there is also a smaller office space. However, in order to make the stay in the villa even more pleasant, the owners made an effort, and the access through the kitchen extends to a larger outdoor covered terrace, which is decorated with larger sliding

glass walls. The same walls can be completely closed and the terrace can also be used during the winter due to the possibility of heating, or during the warmer months they can be completely opened and thereby obtain a quality outdoor space that has direct communication with the rest of the garden and the spacious pool. Next to the same terrace, there is also an outdoor grill, ideal for entertaining friends and family, and preparing your favorite delicacies. In the private part of the ground floor, there is also a technical room that is also used as a storage room, and in addition, a larger bedroom that is currently used as a children's playroom with its own bathroom. The internal staircase, which is decorated with a glass fence, as well as a larger glass wall that extends from the ground floor to the first floor and which adds airiness and brightness to the whole space, leads to the floor where there are 5 bedrooms. Of these 5 bedrooms, one bedroom is the master room with its own spacious bathroom, from which a beautiful view of the garden and swimming pool extends through the glass wall. In addition to the master room, there is also an additional room that is used as a bedroom for the youngest members of the family, and which the future owners can repurpose according to their own needs. In addition, there are two additional bathrooms on this floor. The yard of the villa is completely fenced and decorated in the same tone as the villa with lots of greenery and native plants. The greenery in the garden and lawn is simply taken care of by an automatic irrigation system, and a special atmosphere is created at night with a cleverly designed lighting system. At the front, there is a covered parking lot for two cars, while the rest of the garden is communicated with landscaped paths. Thus, at the back of the house there is a small entertainment area with table tennis, while the pool with salt water (electrolysis) is located in the private part of the garden. Next to the pool, there is also an outdoor bathroom that is in use during your stay outside, as well as a smaller storage room with pool equipment. **ADDITIONAL INFORMATION;** * During the construction, the owners took care of every detail, considering that the villa was built with the aim of a family home * High-quality sound, thermal and hydro insulation was installed, which made the stay in the villa during the extremely hot and colder months even more comfortable and simple * Used are high-quality materials during the construction and decoration of the villa * The villa is equipped with air conditioning units for cooling and heating in every room, as well as underfloor heating in all rooms, except for the bedrooms where high-quality parquet has been installed, and to the rest of the villa, high-quality designer ceramics * The fireplace in the living room is functional and can be used to heat the entire space * The villa is sold furnished with all furniture (except private items) * The ownership of the villa is clean, without encumbrances, ownership is 1/1, and is all necessary documentation issued **VILLA LOCATION;** Apart from the fact that it is one of the most luxurious locations in the territory of the Republic of Croatia, the unmissable city of Rovinj, this villa is carefully located in a quiet part of the city with the proximity of all the necessary amenities, which are only a 2 to 3 minute easy drive away. Equally, the owners carefully chose the location of the villa to ensure maximum privacy and peace during their stay in the villa. For any additional questions, necessary information or wish to organize a tour of the villa, feel free to

contact us! Dear clients, the agency commission is charged in accordance with the
General Business Conditions www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID
CODE: 35106

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