

# Villa

Rovinj, Istria



**Ref**

RE-U-32567

# Villa

## Rovinj, Istria



|                         |                 |
|-------------------------|-----------------|
| <b>Type</b>             | Villa           |
| <b>Region</b>           | Istria > Rovinj |
| <b>Location</b>         | Rovinj          |
| <b>Front line</b>       | No              |
| <b>Sea view</b>         | No              |
| <b>Distance to sea</b>  | 13000 m         |
| <b>Floorspace</b>       | 291 sqm         |
| <b>Plot size</b>        | 1184 sqm        |
| <b>No. of bedrooms</b>  | 3               |
| <b>No. of bathrooms</b> | 3               |
| <b>Price</b>            | € 890 000       |

Modern single-storey villa surrounded by nature in Rovinj region!

We are proud to present this exquisite luxury one-story house, completed in early 2024. Located near the vibrant town of Rovinj and all the essential amenities for year-round living, this villa offers a perfect blend of tranquility and privacy, along with top-tier craftsmanship throughout. This property is an exceptional opportunity, whether you're looking for a perfect family home or a secure investment with guaranteed returns.

### Villa Description:

Spanning 291 m<sup>2</sup> of living space, every square meter of this villa is thoughtfully designed for simplicity and maximum comfort. Upon entering, you are welcomed by an elegant lobby with a designated wardrobe area, dividing the villa into the living and private quarters.

- **Living Area:** The open-plan living space is free of dividing walls, creating a spacious environment that includes a large, comfortable living room, a dining area ample enough for the entire family, and a modern, fully equipped kitchen. Custom-built wardrobes and furniture, made exclusively for this villa, enhance the space. The seamless connection between the villa's interior and the beautifully landscaped garden is achieved through expansive sliding glass doors, allowing natural light to flood the space and creating a unique living experience.
- **Private Area:** The private wing of the villa includes a guest bathroom and three well-appointed bedrooms, each with its own bathroom and private access to the garden and pool area.

### Grounds Description:

The villa is set on a beautifully landscaped and fenced 1,180 m<sup>2</sup> garden. Access to the property is via a sensor-activated electric gate, leading to six spacious parking spots, two of which are covered.

- **Outdoor Amenities:** The focal point of the garden is a 32 m<sup>2</sup> infinity pool, perfect for relaxation and entertainment. Adjacent to the pool is a sunbathing area and a covered terrace with a summer kitchen and dining space. The rest of the garden is designed in a charming Mediterranean style, featuring a variety of plants that add vibrant colors and delightful scents, enhancing the outdoor living experience. The entire property is fenced, providing maximum privacy and peace, with the villa surrounded by nearly untouched nature, ensuring no immediate neighbors.

### Additional Information:

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This villa was meticulously constructed to meet the owner's private wishes and needs, with attention to every detail both in the building process and in furnishing.

- **Heating and Cooling:** The villa features underfloor heating throughout, powered by a heat pump. High-quality parquet flooring, suitable for underfloor heating, is installed in all rooms except the bathrooms. Air conditioning is available in every room, and a chimney is in place for the option of installing a pellet or wood stove.
- **Furnishings:** The villa is sold partially furnished, including the custom-made furniture designed specifically for this home.
- **Property Details:** The property is free of encumbrances, with all necessary documentation in order. The plot is enclosed by a concrete wall, with cypress trees planted along it for added privacy. The garden features an automatic irrigation system, and there is parking available for six cars, with two covered spaces.
- **Investment Opportunity:** There is an option to purchase additional building and agricultural plots adjacent to the property, which could be of interest to potential investors.

For more details or to schedule a viewing, please do not hesitate to contact us.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

### Property advantages:

Floor heating  
Garden  
Agricultural  
Modern

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Price per m<sup>2</sup>:  
3.058 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.239 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.528 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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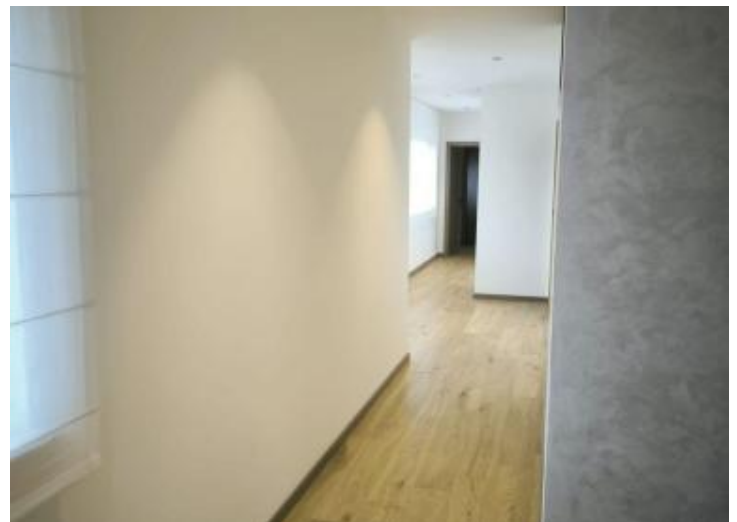
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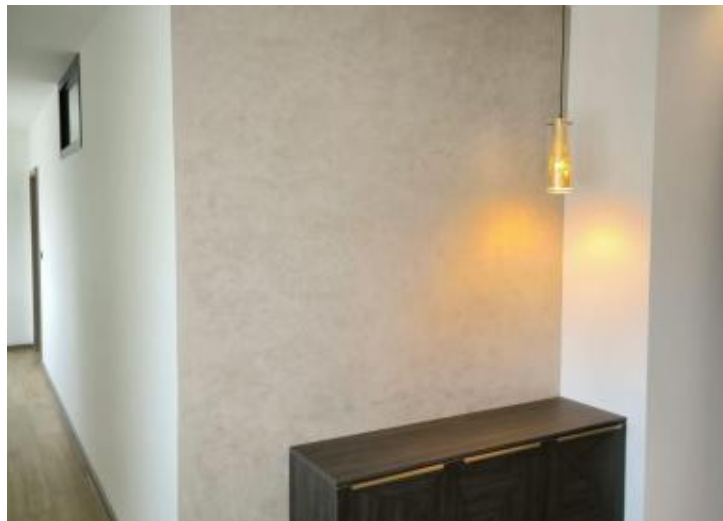
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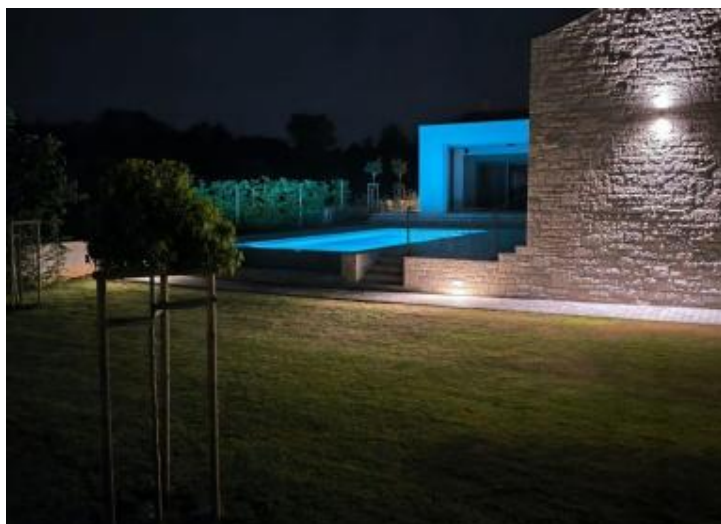
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