

Villa

Rovinj, Istria



Ref	RE-U-38123
Type	Villa
Region	Istria › Rovinj
Location	Rovinj
Front line	No
Sea view	No
Distance to sea	500 m
Floorspace	140 sqm
Plot size	443 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 1 610 000

ROVINJ LUXURY HOUSE WITH POOL AND SPA AREA, 500m from the Sea!

This high-quality family villa exudes luxury and warmth, making it the perfect modern family home of 140 sq.m.. Land plot is 443 sq.m.

Located just a few minutes' walk from the charming center of Rovinj, the villa is nestled in a peaceful neighborhood of family homes and lush greenery. It's a property that truly deserves your attention.

With its timeless interior design, premium materials, and excellent construction techniques, this villa offers a serene escape from the noise and crowds. The villa is furnished with first-class furniture, high-quality appliances from renowned global brands, and state-of-the-art technical equipment, ensuring maximum comfort and quality of life.

Its impeccable, minimalist design and clean lines are carried throughout the villa, while maintaining a sense of warmth that is ideal for a family home. The property also offers great potential for those looking to develop a high-end tourist rental, promising a secure return on investment.

PROPERTY DESCRIPTION:

Entering the villa, you are greeted by a foyer that separates the private living space from the communal areas. The main living area is designed as an open space, featuring a dining room and a modern, fully equipped kitchen with top-notch appliances from a renowned global manufacturer.

The space extends to a large, inviting living room, separated from the kitchen and dining area by a modern, semi-open wood-burning fireplace that not only enhances the ambiance but also effectively heats the space. The living room is furnished with custom-designed pieces made exclusively for this villa.

For added comfort, the owners have created easy access from the kitchen to a spacious, covered outdoor terrace. Next to the terrace, you'll find an outdoor barbecue, perfect for entertaining friends and family while preparing your favorite dishes. The ground floor's private area includes two comfortable bedrooms and two spacious bathrooms.

A hallway leads to the wellness area, equipped with a sauna and jacuzzi, anti-slip tiles, Bluetooth speakers, and an air purifier.

The wellness area opens up to the landscaped backyard and garden, which features a swimming pool, a covered summer kitchen, an outdoor shower, and a toilet.

The villa also includes a 9 m² underground space, ideal for use as a wine cellar or cigar room, offering a cozy space to enjoy a glass of fine wine or a cigar.

The entire property is fully fenced and landscaped to match the villa's style, with plenty of greenery and native plants. An automatic irrigation system takes care of the lawn and greenery, while smart lighting solutions

create a beautiful nighttime atmosphere.

ADDITIONAL FEATURES:

- Heating and cooling: inverter air conditioners, underfloor heating with city gas.
- Superior sound and thermal insulation.
- New water and electrical installations.
- Viessmann sanitary water purifier.
- Jacuzzi with 10 massage jets and hydrolysis saltwater pool, both heated.
- Custom-built sauna.
- Exterior lighting: front on timer, side and rear on Luxomat.
- Video surveillance.
- Automatic irrigation system.

VILLA LOCATION:

Located in one of Croatia's most luxurious areas, in the must-see town of Rovinj, this villa is situated in a peaceful part of the city, yet only a 2-3 minute walk from all essential amenities. The owners carefully selected the location to ensure maximum privacy and tranquility during their stay.

For more information, to ask any questions, or to arrange 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.

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Price per m²:
11500 €

Average price/m² of this type
in this region:
3542 €

Median price/m² of this type
in this region:
3348 €

Average price/m² of this type
in Croatia:
4368 €

Median price/m² of this type
in Croatia:
3869 €

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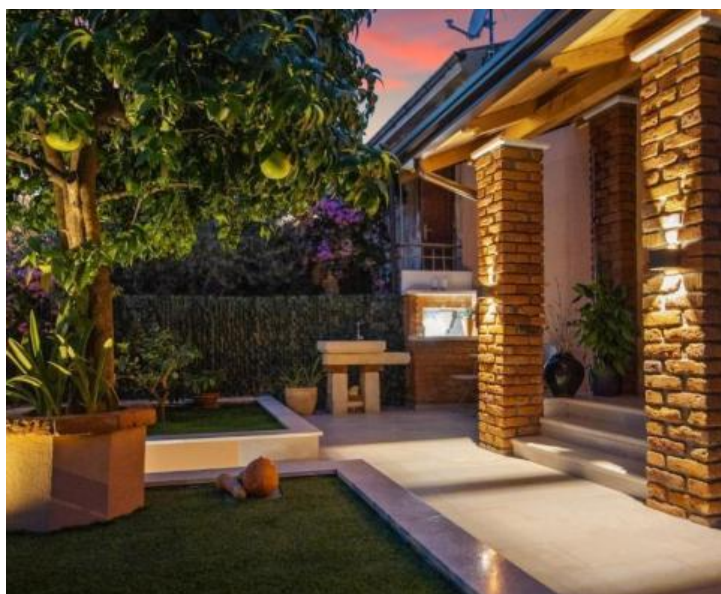
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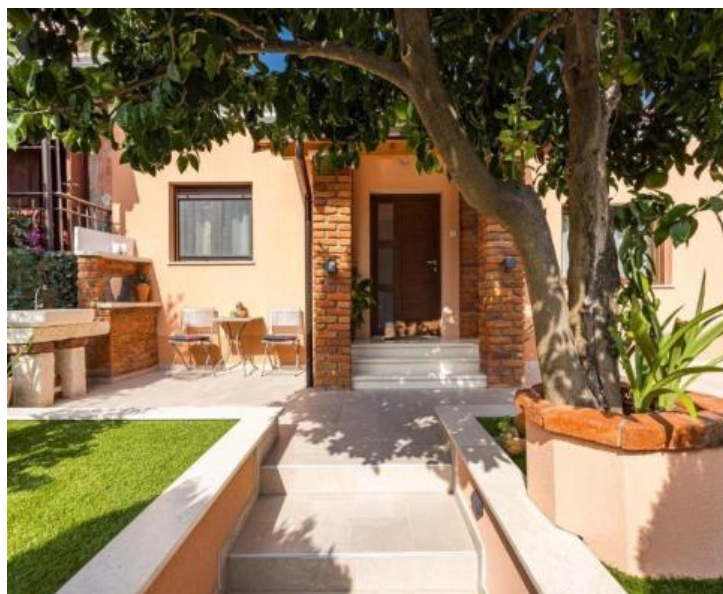
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