

Villa

Rovinj, Istria



Ref	RE-U-16401
Type	Villa
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	400 sqm
Plot size	200 sqm
No. of bedrooms	3
No. of bathrooms	5
Price	€ 3 000 000

Villa of exceptional luxury in Rovinj for sale just 200 meters from the sea!

Extraordinary location!

Total surface of this outstanding property is 400 sq.m. Land plot is 200 sq.m.

Villa is at the final stage of construction.

It will consist of a basement, ground floor, first and second floor. Villa has an **elevator**.

The basement is designed as an oasis for relaxation where there will be a **gym, jacuzzi**, toilet, bathroom and **sauna**. Also, space was found in the basement for the kitchen, but also for the **cinema and game room** as well as for the boiler room. Take the elevator that runs through the entire villa or take the wooden stairs to the ground floor where there is a **garage** and an electrical room. In the front part of the ground floor, that is, the one facing the sea, there is a **BBQ kitchen**, a terrace from which, through a sliding rock, you can reach the sunbathing area and **swimming pool of 40 q.m.**

You can also take the elevator or wooden stairs to the 1st floor where there are hallway, 2 bedrooms, one of which is designed as a master bedroom and has its own exit to the terrace, jacuzzi, bathroom and toilet. The other two rooms also have their own bathroom and toilet. Each room is approximately 40m² in size, which means that spaciousness and comfort were taken into account. The living room, kitchen, toilet and bathroom will be located on the second floor.

On the 2nd floor, there is another room that is designed as a business room/office/library.

The house is made of the highest quality and most modern materials, of which the investor stands out: stop sol ALU carpentry with three-layer glass, solar power plant, doors will be placed flush with the walls throughout the house, the entire house will be controlled via the KNX system with a smartphone - smart house, parquet worth HRK 1,000/m², heated swimming pool with massager and geyser (salt or fresh water is left for the customer to choose), electric curtains, pivot glass doors that open with a fingerprint, air recuperator, the most modern heating and cooling system through underfloor heating throughout the house and air conditioning.

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.

Villa

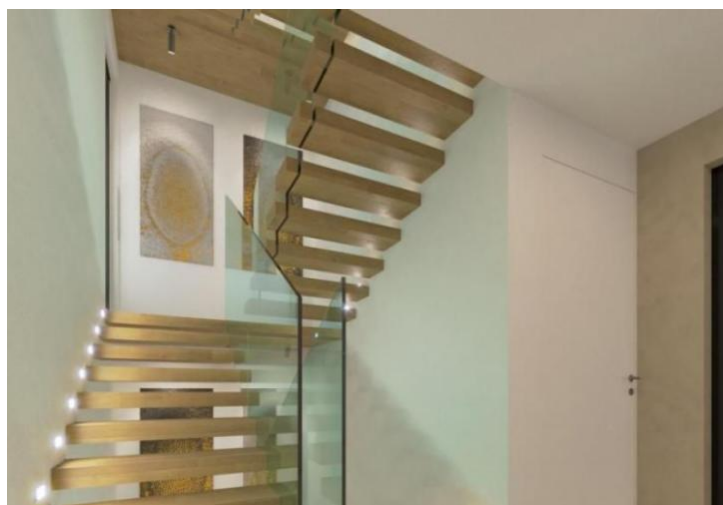
Rovinj, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

Villa

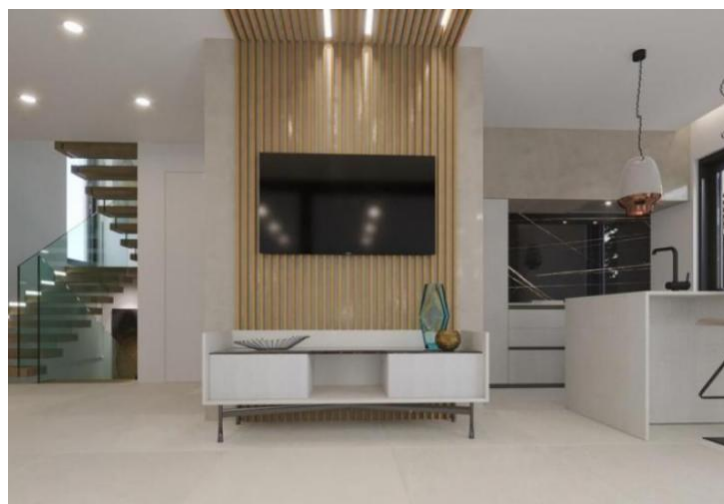
Rovinj, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

Villa

Rovinj, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

Villa

Rovinj, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

Villa

Rovinj, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

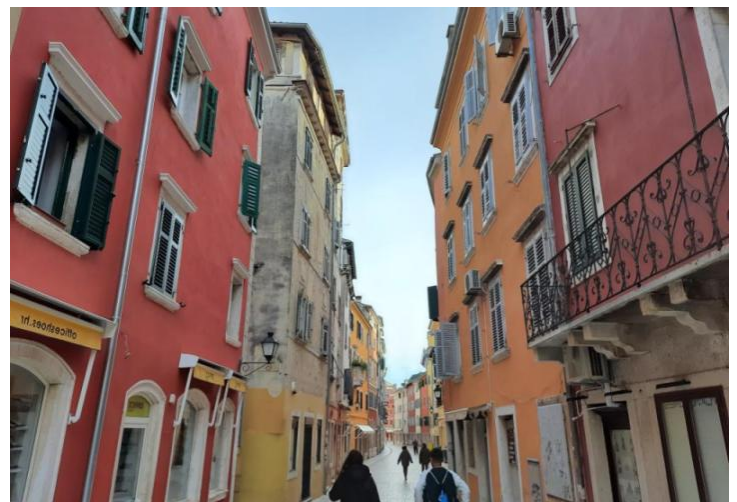
Villa

Rovinj, Istria



Villa

Rovinj, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

Villa

Rovinj, Istria

