

# Villa

## Rovinj, Istria



<b>Ref</b>	RE-U-22392
<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>	28000 m
<b>Floorspace</b>	180 sqm
<b>Plot size</b>	1000 sqm
<b>No. of bedrooms</b>	3

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

# Villa

## Rovinj, Istria



**No. of bathrooms**

3

**Price**

€ 595 000

# Villa

## Rovinj, Istria



Villa under construction in Lindar, Pazin - newly built and stylish!  
Total area is 180 sq.m. Land plot is 1000 sq.m.

It is luxury villa combining modern architecture and Mediterranean style!

Future owners have the opportunity to participate in the construction of this beautiful Mediterranean villa and express their wishes and influence the cost estimate.

There is also the possibility of building up to the ROH BAU phase.

The villa is located in central Istria, between the Istrian towns of Gračišće, Lindar and Žminj.

It is located on a hilly terrain in the middle of a tame Istrian oak forest.

The location is ideal for those who love nature and peace.

The climate here is dry and healthy, and the nights are pleasant despite the intense heat during the summer.

It was conceived as a combination of modern architecture and traditional Mediterranean style

simple lines, built with modern and traditional materials such as stone, wood and concrete.

The villa has two floors.

The living spaces of the house come into direct contact with the surrounding terrain through the outdoor terraces

and have a beautiful open view of nature and a swimming pool from the ground floor and first floor.

The design of the planned villa is an elongated rectangular floor plan with pergolas and canopies on the south side.

The villa consists of an entrance hall, living room, kitchen, dining room, three bedrooms with three bathrooms, a toilet, and a utility room.

The ground floor consists of an open living room with kitchen and dining room, economy and toilet, and bedroom with bathroom,

The first floor consists of two bedrooms, each with its own bathroom. The floors are parquet.

The ground floor has an exit to the terrace with an open view of the swimming pool.

Space heating and drinking water preparation is provided by a central system using system consisting of a heat pump.

Energy is electricity.

The building will have a wood-burning fireplace with an open hearth in the living room the desired ambient impression has been achieved.

Floor heating is provided in all bathrooms.

The swimming pool area is 50 m<sup>2</sup>. The edge of the swimming pool is paved with stone, and the inside of the swimming pool it is paved with mosaic tiles. The sun deck around the pool is covered with stone.

# Villa

## Rovinj, Istria



The team of architects designed the above concept, but there is a possibility of any modification by the future owners.

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.

Price per m<sup>2</sup>:  
3306 €

Average price/m<sup>2</sup> of this type  
in this region:  
3543 €

Median price/m<sup>2</sup> of this type  
in this region:  
3344 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4371 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3872 €

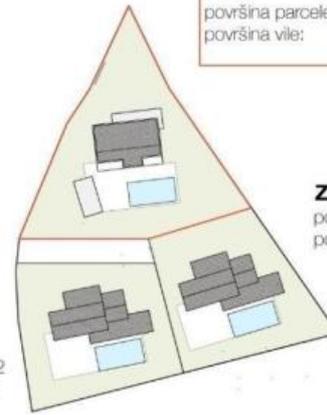
# Villa

## Rovinj, Istria

### PARCELE



**Z-01**  
površina parcele : 1375m<sup>2</sup>  
površina vile: 260m<sup>2</sup>



**Z-02**  
površina parcele : 965m<sup>2</sup>  
površina vile: 180m<sup>2</sup>

na parcele : 1000m<sup>2</sup>  
na vile: 180m<sup>2</sup>

### LJE



### JA



# Villa

## Rovinj, Istria

KACIJA

