

# Villa

## Rovinj, Istria



<b>Ref</b>	RE-U-35106
<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>	4000 m
<b>Floorspace</b>	290 sqm
<b>Plot size</b>	706 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 2 350 000

Impressive light and bright villa in popular Rovinj - unique sample of modern luxury!  
The construction is just completed in 2024 and villa is shining in it's freshness!  
Total area of this stunning property of contemporary design is 290 sq.m.  
Beautifully decorated garden with swimming pool is 708 sq.m.

Behold, a newly constructed family villa of the highest quality, exuding an imposing character adorned with the luxury and warmth befitting a true modern family abode. This splendid villa is nestled merely 3 kilometers away from the unparalleled center of the city of Rovinj, situated in a serene environment surrounded by family homes and natural greenery. Undoubtedly, this is a villa deserving of your utmost attention.

With its timeless interior design, premium materials, and superb construction techniques, this villa is destined to serve you and your family as an ideal sanctuary, providing respite from the clamor and bustle. Maximum comfort and quality of life are ensured through the selection of top-notch furnishings, high-quality appliances from renowned global manufacturers, and the sophisticated technical equipment with which this villa is adorned.

Impeccably simplistic modern design and straightforward lines grace the entire villa, imbued with a touch of warmth befitting a true family domicile. Moreover, this villa presents myriad possibilities, offering an opportunity for the development of a high-end luxury tourism product with a secure return on investment.

### **Luxury property description:**

Upon entering the villa, one finds oneself in the foyer, which demarcates the private space from the living quarters of the villa. The living area of the villa is conceived as an "open space" where the dining room with a modern and fully equipped kitchen, featuring top-notch appliances from a renowned global manufacturer, resides. In addition to the standard appliances, a personalized minibar is discreetly nestled in the kitchen, maintaining your favorite beverages at an optimal temperature. The kitchen also houses a professional gas stove with a high-quality hood, situated on a kitchen island ideal for family or friend gatherings.

Further into the space, a spacious living room is artistically separated from the kitchen and dining area by a modern semi-open wood-burning fireplace, creating a special ambiance during one's stay, coupled with effective space heating. The living room welcomes us with a carefully selected leather suite, custom-made exclusively for this villa. At the end of the living room, a small office space is tucked away.

To enhance the stay in the villa, the owners have ingeniously extended access through the kitchen to a larger covered outdoor terrace, adorned with large sliding glass doors. These doors can be fully closed, allowing the terrace to be used even during winter months, thanks to the heating possibilities, or entirely opened during warmer months, creating a high-quality outdoor space with direct communication to the rest of the yard and the spacious pool.

Adjacent to this terrace is an outdoor barbecue, perfect for entertaining friends and family, as well as preparing your favorite delicacies.

In the private part of the ground floor, a technical room, utilized as both storage and a larger bedroom currently serving as a children's playroom with its private bathroom, is situated.

Through an interior staircase adorned with a glass railing and a large glass wall extending from the ground floor to the upper floor, adding airiness and brightness to the entire space, we access the first floor, where five bedrooms are located. Among these five bedrooms, one serves as the master room with its spacious private bathroom, offering a stunning view through a glass wall towards the landscaped yard and pool. Adjacent to the master room is an additional room used as a bedroom for the youngest family members, which future owners can repurpose according to their needs. Additionally, two more bathrooms are found on this floor.

The villa's yard is completely fenced and landscaped in the same tone as the villa, featuring plenty of greenery and domestic plants. A smart irrigation system takes care of the vegetation on the property, and a unique atmosphere is created at night with a cleverly designed lighting system.

On the front side, there is a covered parking space for two cars, while the rest of the territory is accessible through well-maintained pathways. At the rear of this charming new villa, there is a small area for entertainment with table tennis, while the saltwater pool (through electrolysis) is located in the private part of the yard. Next to the pool is an outdoor bathroom functional during outdoor stays, as well as a small storage room with pool equipment.

### **Additional advantages:**

- During construction, the owners attended to every detail with the goal of creating a family home.
- High-quality sound, thermal, and hydro insulation have been installed to make the stay in the villa more comfortable and straightforward during extremely hot and cold months.
- High-quality materials were used throughout the construction and decoration of the villa.
- The villa is equipped with air conditioning units for cooling and heating in each room, along with underfloor heating in all areas except the bedrooms, where high-quality parquet has been laid, and in the rest of the villa, high-quality designer ceramics.
- The functional fireplace in the living room can be used to heat the entire space.

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- The villa is sold furnished with all furniture (excluding personal items).
- The ownership of the villa is clear, without encumbrances, with a 1/1 ownership, and all necessary documentation has been issued.

### **Location of the villa:**

In addition to being one of the most luxurious locations in the Republic of Croatia, the unavoidable city of Rovinj, this villa is meticulously located in a quiet part of the city with the proximity of all necessary amenities just a 2 to 3-minute drive away. The owners equally carefully selected the villa's location to ensure maximum privacy and tranquility during stays in the villa.

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 m<sup>2</sup>:  
8103 €

Average price/m<sup>2</sup> of this type  
in this region:  
3558 €

Median price/m<sup>2</sup> of this type  
in this region:  
3352 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4385 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3868 €



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