

# Villa

## Rovinj, Istria



<b>Ref</b>	RE-U-29584
<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>	2000 m
<b>Floorspace</b>	394 sqm
<b>Plot size</b>	376 sqm

# Villa

## Rovinj, Istria



<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 1 600 000

A standalone exclusive new villa - a newly built with a swimming pool! Rare opportunity!!!

The standalone magnificent villa consists of three above-ground floors and a basement with a total usable net residential area of 394 m<sup>2</sup> + a garden area of 376 m<sup>2</sup> where a heated swimming pool measuring 10x3m (30m<sup>2</sup>) is located.

- The basement of the villa contains; a boiler room, rooms, storage, a large cellar with a fireplace, a bathroom, staircase, and hallway.
- The ground floor of the property contains; a hallway, a living room with a fireplace, a kitchen, a pantry, a room, a bathroom, and a staircase.
- The first floor of the house contains; a hallway, three bedrooms, one of which is a master room with a dressing room, bathroom, and terrace, a bathroom, and a staircase.
- The second floor of the house contains; a staircase, a relaxation area intended for a jacuzzi, a shower cabin, and a toilet, and a beautiful terrace of 90m<sup>2</sup> with a panoramic view. The relaxation area is intended for year-round relaxation in the jacuzzi.
- Pool: A heated swimming pool measuring 10x3m (30m<sup>2</sup>).

Underfloor heating is installed in all rooms, with built-in fan coil units for heating and cooling, and radiators in bathrooms and staircases.

All joinery in the building is aluminum Schuco with built-in Roltek boxes, electrically operated blinds, and glass railings.

Electrical installations: KNX system

Heating/cooling: • Gas boiler room • Underfloor heating in all rooms • Air conditioning: Yes • Cogeneration • Heat pumps • Solar panels

Utilities: • City gas • City water supply • City sewage

Permits: • Building permit • Ownership certificate • Occupancy permit • Energy certificate A+

Garden: • Pool, 30m<sup>2</sup>, measuring 10x3m • Terrace with barbecue

# Villa

## Rovinj, Istria



Technical: • Alarm system • Video surveillance • Intercom • KNX

This property is only approximately 2 km as the crow flies from the sea!

Certainly, a property for family living, but also suitable as an investment in tourism.

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

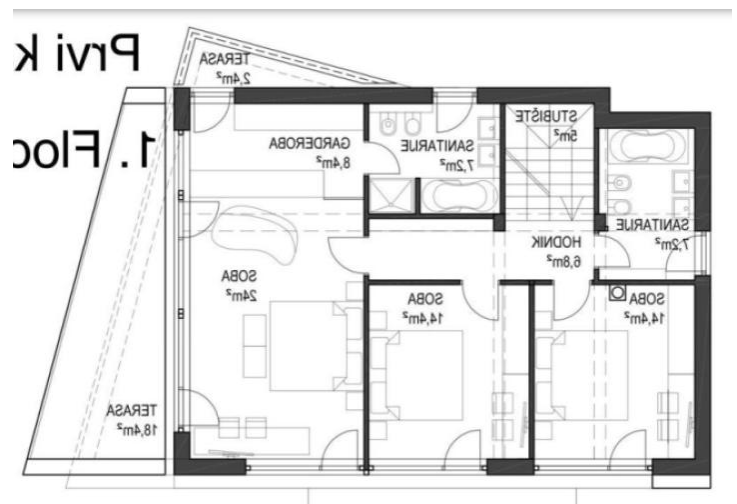
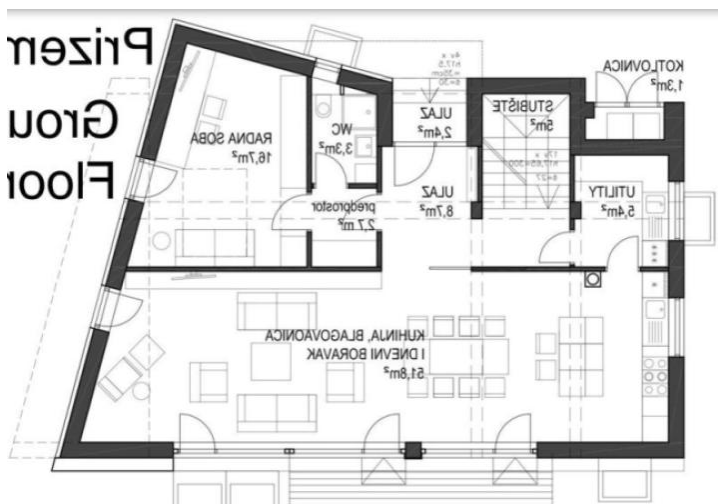
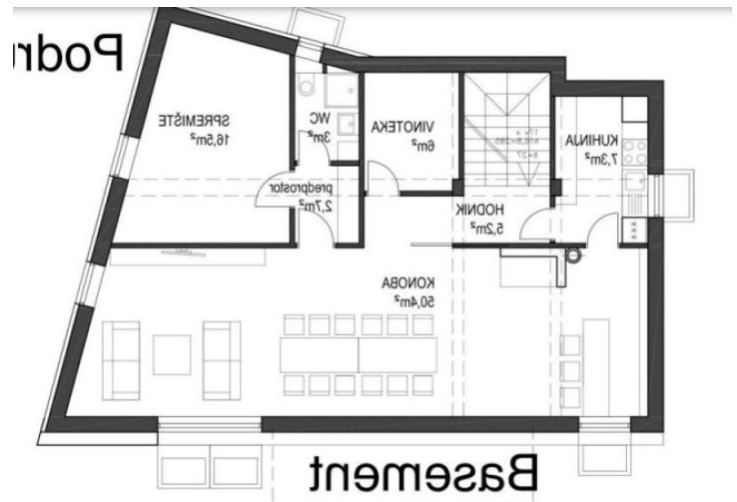


Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
www.adrionika.com



# Villa

## Rovinj, Istria



# Villa

## Rovinj, Istria

