

Villa

Rovinj, Istria



Ref	RE-U-29584-33167
Type	Villa
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Sea view	No
Distance to sea	2000 m
Floorspace	394 sqm
Plot size	376 sqm

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No. of bedrooms	5
No. of bathrooms	5
Price	Price upon request

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 m² + a garden area of 376 m² where a heated swimming pool measuring 10x3m (30m²) 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 90m² with a panoramic view. The relaxation area is intended for year-round relaxation in the jacuzzi.
- Pool: A heated swimming pool measuring 10x3m (30m²).

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, 30m², measuring 10x3m • Terrace with barbecue

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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.

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Average price/m² of this type
in this region:
3532 €

Median price/m² of this type
in this region:
3344 €

Average price/m² of this type
in Croatia:
4350 €

Median price/m² of this type
in Croatia:
3865 €

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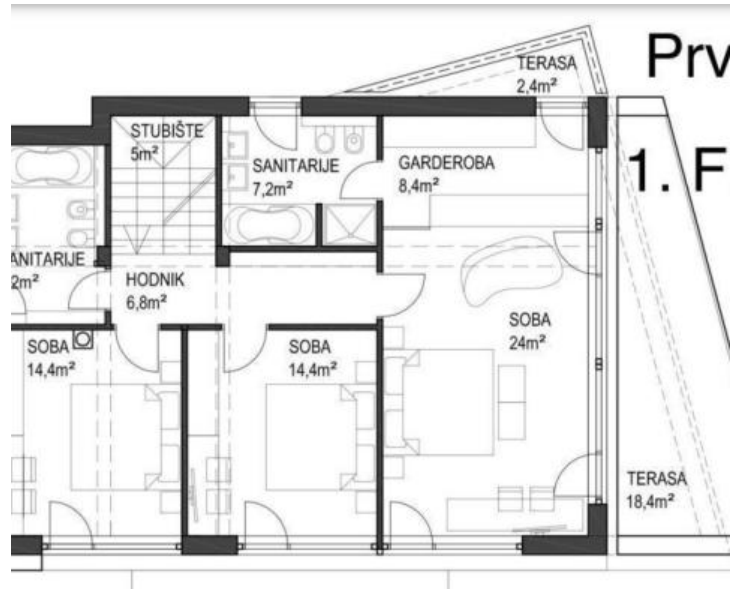
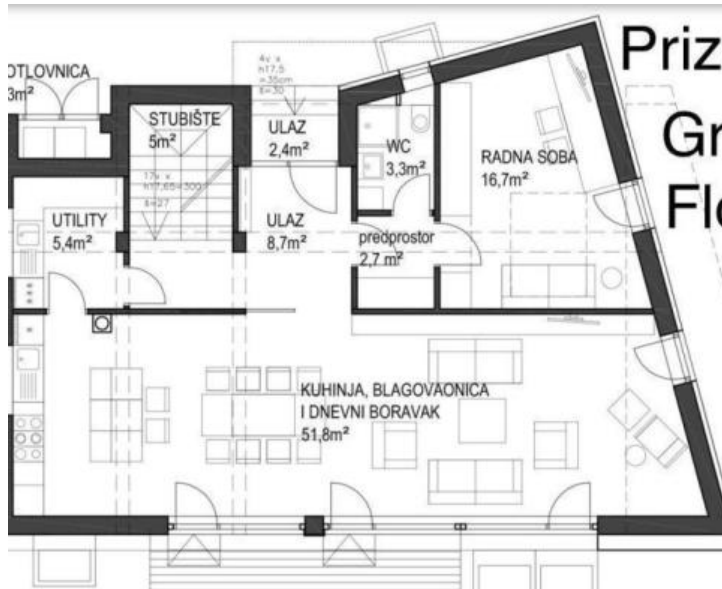
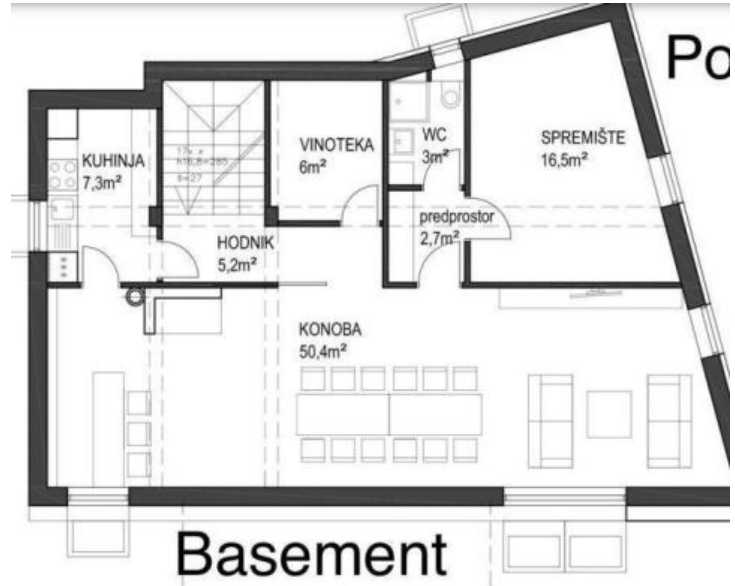
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