EURO PARTNER
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Code :	00127
Location :	Rovinj
Building area :	224 m2
Land area :	667 m2
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Distance from the center :	7 km
Distance from the sea :	7 km

Price : 980.000 €

BUILDING

Number of rooms :	4
Number of floors :	1
Energy class :	in preparation
Condition :	Newly built

AMENITIES

Terrace :	Yes
Number of parking spaces :	2
Pool :	Yes
Sauna :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes

DOCUMENTATION

Ownership certificate :	Yes

Rovinj is one of the most beautiful cities in Croatia. Whoever visits Rovinj once, hardly forgets it and most often returns to it again. The beauties of Rovinj often leave a deep mark, so the connection with it extends for generations.
Rovinj is located on the western side of the Istrian peninsula, and extends north of the Lim channel and south to Bal. It is adorned by an extremely indented archipelago with as many as 14 islets and 6 rocks.
Rovinj is the strongest tourist center in Croatia and has been recording a record 3 million overnight stays during the season for several years in a row.
Rovinj's beaches are typical for this part of the northern Adriatic. You will most often find rocky gardens and pebble coves that repeat rhythmically along the 67 kilometers of Rovinj coastline.
The Zlatni rt forest park, which is located in the southern part of the city, will also enchant you. Walking, running, cycling and swimming in the hundred-year-old protected park are unique experiences to remember.

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This beautiful villa is located in the immediate vicinity of Rovinj, only 7 km away. If you like modern and elegant interiors highlighted in white, then this villa can be your perfect choice.
The villa covers a net area of

224 m2, excluding the terraces, with a garden of 667 m2.
On the ground floor of the villa there is a kitchen with a log room that exudes elegance and cleanliness, a guest toilet and a technical room. The floor is covered with high-quality white marble ceramics that give the villa shine and tenderness. The kitchen is made of high-quality materials and equipped with modern and high-quality appliances. It is important to emphasize that the owner carefully chose every detail in the decoration. The bar is covered with black glass, which gives the kitchen added charm and elegance, and is also easy to maintain. From the living room there is a beautiful terrace below where there is a swimming pool. The pool is 46 m2 in size and is equipped with deck chairs that create a zen atmosphere. The garden is extremely tastefully decorated with special attention to detail and equipped with an irrigation system. Each plant in the garden is cared for separately. There is also a barbecue in the garden that allows you to enjoy delicious meals, olive oil, famous Istrian wines and other delicacies.

In the basement of the villa there is a wellness area with a sauna. Wellness is decorated with precious onyx. In the alternative, they say that the onyx brings positive energy to the proctor. The villa provides a great atmosphere for relaxation and regeneration.
Upstairs there are three rooms with their own luxurious bathrooms. In places, the walls are decorated with red brick, which brings warmth to the space.

The villa is air-conditioned, has WiFi, a complete sound system, private parking for 2 cars and video surveillance.