EURO PARTNER
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Code :	00206
Location :	Rovinj
Building area :	385 m2
Land area :	2447 m2
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Distance from the center :	7 km
Distance from the sea :	7 km

Price : 1.000.000 €

BUILDING

Number of rooms :	5
Number of floors :	1
Energy class :	in preparation
Year of construction :	2015

AMENITIES

Number of parking spaces :	5
Pool :	Yes

HEATING & COOLING

Central heating (wood) :	Yes
Central heating (electricity) :	Yes
Air conditioning :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes

Welcome to our beautiful modern rustic house, ideally located near Rovinj, one of the most beautiful towns on the coast of Istria. This house is a true masterpiece of contemporary design blended into the natural environment, offering the perfect combination of comfort, elegance and natural charm.

This imposing house was built in 2015 on three floors with the aim of providing an exceptional quality of life and space for rest. With its 4 spacious bedrooms, each with its own bathroom, this house is ideal for larger families or those who like to host guests.

The interior spaces exude warmth and airiness, with an emphasis on functionality and elegance. The large open living room, dining room and modern kitchen form the heart of the home, while the outdoor areas with the pool and spacious garden are perfectly integrated, providing an oasis of peace and privacy.
Additional spaces such as a tavern with a fireplace, a social room and a laundry room in the basement give practicality and added value to this property. There is also a garage for two vehicles, which makes life in this villa even more comfortable and safe.

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In addition to interior comfort, this villa also offers a spectacular view of the surrounding nature and landscape, creating a picturesque backdrop for every day spent here.

The main features of this property are:
- Close to Rovinj, one of the most desirable destinations on the Adriatic coast
– Fully furnished house with modern and high-quality furniture
– Various heating and cooling options: wood-fired central heating, inverter air conditioners and preparation for the installation of a fireplace in the living room
– High-quality floors made of ceramic tiles and laminate
– PVC joinery for optimal insulation and energy efficiency
– Automatic irrigation for garden maintenance
– An impressive swimming pool of 54 m2 for enjoying sunny days

This house represents a perfect combination of luxury, comfort and privacy and is ideal as a family home for vacation or permanent stay in the beautiful surroundings of Istria. Contact us today to allow you to discover the beauty and possibilities this property has to offer.