



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01690
<b>Location :</b>	Rovinj
<b>Building size :</b>	218 m2
<b>Lot size :</b>	551 m2
<b>Distance from center :</b>	600 m
<b>Distance from sea :</b>	6000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	6
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	2
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified

**Price :** 650.000 €

Istria, Rovinj

In the heart of the town on a fenced plot with a total area of

551m2

this new house of 218m2 is located.

It consists of an open living room with a kitchen that is rich in natural light due to large glass walls, an exit to a covered terrace, four bedrooms each with their own bathrooms that are fully equipped with sanitary facilities, and an additional toilet for guests.

The basement of the house consists of a wellness room where there is a sauna, jacuzzi and one toilet.

The house is equipped with PVC carpentry, a heat pump, underfloor heating and 6 air conditioning units.

The yard and yard are protected by video surveillance and 3 parking spaces are provided.

This property represents an ideal opportunity as an investment for tourist purposes, considering the proximity of Rovinj and all important tourist facilities, but also an excellent solution to the housing issue.