



PARENTIUM PREMIUM
Real Estate

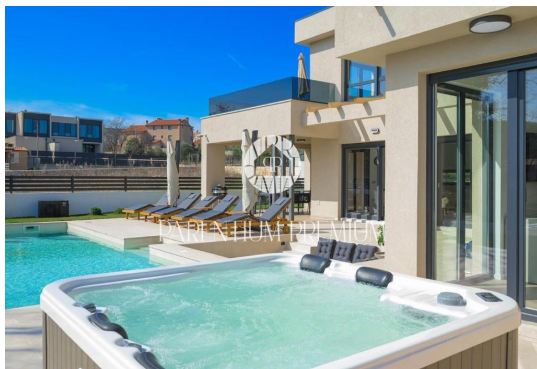
PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02391
Location :	Rovinj
Building size :	230 m2
Lot size :	751 m2
Distance from center :	7000 m
Distance from sea :	7000 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2024
Energy efficiency :	Not specified

Price : 890.000 €

Istria, near Rovinj

Luxury villa with heated pool, wellness facilities, and landscaped garden

In a quiet and sought-after neighborhood near Rovinj, a modern luxury villa with a heated pool, carefully landscaped garden, and additional amenities providing complete comfort throughout the year is for sale.

The villa spans two floors, with a total gross area of approximately 230 m², and is designed as a functional and elegant home for family living, vacations, or tourist rentals. Special attention has been paid to the layout of the rooms, natural light, and the connection between the interior space and the exterior of the house.

On the ground floor, there is a spacious open-plan living room connected to the dining area and a modern kitchen. Large glass walls allow for plenty of daylight and direct access to the covered terrace, sunbathing area, and pool. This floor also includes one bedroom, a bathroom, and a technical room.

The upper floor features two comfortable bedrooms, each with its own modern bathroom and a spacious terrace that provides a pleasant space for relaxation.

The exterior of the villa is designed as a private oasis for relaxation and socializing. The garden is beautifully arranged and maintained, featuring a heated pool with an area of approximately 40 m², sunbathing area, covered terrace, summer kitchen with dining space, outdoor lounge area with a fire



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pit located by the pool, sauna, jacuzzi, children's playground, and green areas with an irrigation system. The property also includes four private parking spaces and an automatic entrance gate.

The villa is equipped with underfloor electric heating, air conditioning, electric blinds, an alarm system, video surveillance, security doors, an electric vehicle charging station, and preparation for solar panels. It is sold fully furnished and equipped, allowing the future owner to use it without additional investments.

Due to its high-quality fittings, attractive layout, and rich outdoor amenities, the property is ideal for year-round living, a luxury vacation home, or an investment in tourist rentals.

The location is quiet and pleasant, yet very well connected to Rovinj, the sea, and all important amenities. Rovinj, its beaches, restaurants, marina, and picturesque old town core are just a few minutes' drive away, while good transport links provide quick access to other parts of Istria.