



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

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Code :	02393
Location :	Rovinj
Building size :	230 m2
Lot size :	667 m2
Distance from center :	7000 m
Distance from sea :	7000 m
Number of floors :	3
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2017
Energy efficiency :	Not specified

Price : 890.000 €

Istria, near Rovinj

Luxury detached villa with a pool, wellness area of 70 m², and a landscaped garden

In a peaceful and attractive neighborhood near Rovinj, a modern detached villa with a pool, wellness area, and carefully landscaped garden is for sale. The property is located in a sought-after location, close to Rovinj, the sea, and all important amenities, making it an excellent choice for family living, vacationing, or investment in tourist rentals.

The villa spans three floors, with an internal net area of approximately 204 m², or a total area of approximately 230 m², on a landscaped and fenced plot of 667 m². The layout is designed to provide maximum comfort, privacy, and functionality, harmoniously connecting the interior space with outdoor amenities.

The basement features a spacious wellness area of approximately 70 m², with a sauna, relaxation zone, and bathroom, ideal for enjoyment throughout the year. This level further enhances the comfort of the property and gives it a special character of a luxury vacation home.

The ground floor consists of a spacious open living area that combines the living room, dining room, and modern equipped kitchen. Large glass walls connect the interior space with the covered terrace, sunbathing area, and pool, creating a pleasant ambiance for everyday living and socializing. This



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floor also includes a comfortable bedroom with an en-suite bathroom and direct access to the terrace and pool, as well as an additional guest toilet.

On the upper floor, there are two additional bedrooms, each with its own modernly decorated bathroom and access to a spacious terrace. This level provides a calm and private space for relaxation, with a pleasant open view of the surroundings.

The outdoor area of the villa is designed as a space for relaxation, sunbathing, and socializing. The garden is beautifully maintained, completely fenced, and equipped with an automatic irrigation system. The central part of the outdoor space features a pool of approximately 48 m² with a sunbathing area, outdoor shower, barbecue area, and covered terrace. The property has two private parking spaces and an electric entrance gate.

The villa is equipped with electric underfloor heating with a circulation pump, which can be individually regulated and controlled on each floor, air conditioning for heating and cooling, electric shutters, high-quality PVC joinery, video surveillance, and anti-burglary doors. For additional comfort and a pleasant atmosphere, stereo speakers are installed in the house and on the terrace for enjoying music. The pool boiler room has been completely renovated in 2026.

It is sold fully furnished and equipped, allowing the future owner to move in or use it without additional investment.

Thanks to its modernly decorated interior, wellness facilities, pool, and attractive location near Rovinj, this property represents an excellent opportunity for buyers looking for a quality villa for personal use or as an investment for tourist rentals.

The location is peaceful and pleasant while being very well connected to Rovinj, beaches, restaurants, the marina, and other amenities. Rovinj is just a few minutes' drive away, while good transport connections allow for quick access to other parts of Istria.