



PARENTIUM PREMIUM  
*Real Estate*

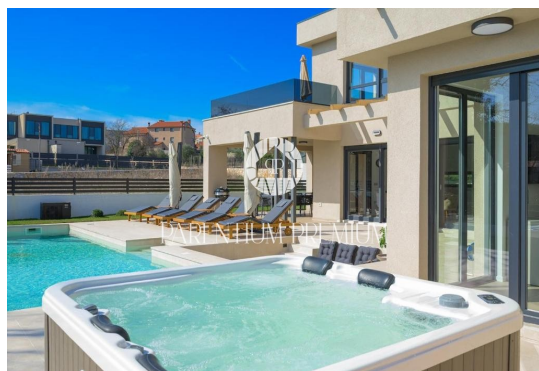
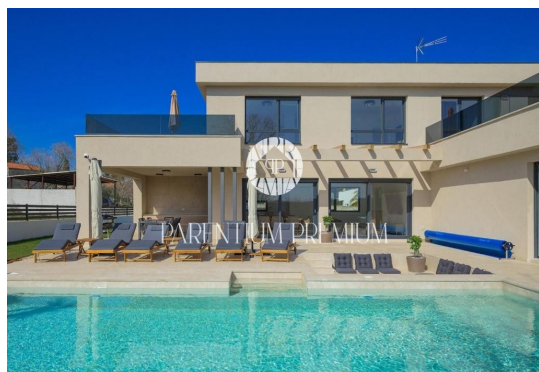
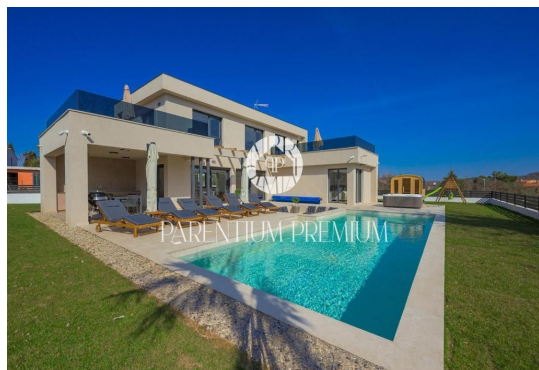
## PARENTIUM PREMIUM REAL ESTATE

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

Price : 835.000 €

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 that provide complete comfort year-round is for sale.

The villa spans two floors, with a total gross area of approximately 230 m<sup>2</sup>, and is designed as a functional and elegant home for family living, vacation, or tourist rental. 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 equipped kitchen. Large glass walls allow for plenty of daylight and direct access to the covered terrace, sunbathing area, and pool. This floor also features one bedroom, a bathroom, and a technical room.

On the upper floor, there are 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 arranged as a private oasis for relaxation and socializing. The garden is beautifully designed and maintained, with a heated pool of approximately 40 m<sup>2</sup>, a sunbathing area, a covered terrace, a



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summer kitchen with dining space, an outdoor lounge area with a fire pit next to the pool, a sauna, a jacuzzi, a 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 shutters, an alarm system, video surveillance, anti-burglary 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 equipment, attractive layout, and rich outdoor amenities, this property is ideal for year-round living, a luxury vacation home, or an investment in tourist rental.

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