



Code :	02562
Location :	Rovinj
Building size :	188.00 m2
Plot size :	718 m2
Numer of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	1
Sea View :	Yes
Parking :	Yes
Energy efficiency :	being prepared
Year of construction :	2022
Swimming pool :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Security door :	Yes
Barbecue :	Yes
Građevinska :	Yes
Vlasnički list :	Yes
Fireplace :	Yes
Air conditioning :	Yes
Heat pump :	Yes

Price : 695.000 €

For sale is a beautiful house near the town of Rovinj. If you are looking for a modern, but also a house in a quieter part of Istria, this property is exactly that. This beautiful house consists of the main part of the house and an auxiliary studio. On the ground floor there is a high-quality kitchen made to measure by the German manufacturer Moderano, a dining room and a living room that have direct access to a beautiful courtyard with a swimming pool. Two bedrooms, each with its own bathroom. One of the rooms on the ground floor has a view of the pool and the yard. There is also a guest toilet on the ground floor. A massive wooden staircase with an oak tread leads us to the first floor of the house, where there is another bedroom with a view of the surroundings and the sea. The room also has its own terrace and a large luxurious bathroom. In the auxiliary part of the house there is a 25m2 studio, fully equipped. The studio has a living room with kitchen, toilet and boiler room. The house has a spacious yard with a swimming pool, which also has an irrigation system. Sprinkler and drip irrigation system for the hedge. Summer kitchen in stone.

Additional advantages:

- excellent roof insulation - ventilated roof, stone wool of 25 cm.
- 10 cm wall insulation + demit facade
- underfloor heating, sanitary water and pool heating is on a heat pump
- windows with three-layer glass, glass 4 seasons
- waterproofing of all external surfaces
- against the burglary door



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- plasticized gutters
- remote portun opening