



Code :	02820
Location :	Rovinj
Building size :	72.00 m ²
Plot size :	488 m ²
Garden size :	488 m ²
Distance from see :	12000 m
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	2
Parking :	Yes
Energy efficiency :	being prepared
Year of construction :	2020
Swimming pool :	Yes
Air conditioning :	Yes
Video surveillance :	Yes
Građevinska :	Yes
Vlasnički list :	Yes
Air conditioning :	Yes

Price : 390.000 €

For sale is a modern detached house with a swimming pool located in a quiet part of central Istria, only approximately 12 km from Rovinj and the beautiful beaches of the west coast. Built in 2020, this elegant property of 72 m² is located on a fully fenced and landscaped plot of 488 m² and is an excellent choice for a comfortable family life, a holiday home or an investment in a tourist rental. The interior is designed according to the open space concept, with high ceilings and decorative wooden beams that give the space warmth and special character. The living room is connected to the dining room and a fully equipped kitchen, and the house has two bedrooms and two modern bathrooms, of which the master bedroom has its own en suite bathroom. Thanks to large openings and an abundance of natural light, a pleasant ambience has been created that provides a feeling of spaciousness and connection with the outside space. The special value of this property lies in the carefully landscaped garden that offers complete privacy and relaxation. The covered terrace is ideal for outdoor living, while in the center of the yard there is a 26 m² swimming pool with heating. Next to the pool is a fully equipped summer kitchen with a barbecue and a space for preparing food, perfect for socializing and enjoying warm Istrian evenings. The landscaped garden additionally includes automatic irrigation, stone details, electric entrance gate, storage room, video surveillance and two private parking spaces within the fenced yard. Located in an environment known for its luxurious villas and authentic Istrian atmosphere, this property offers an ideal combination of peace, privacy and good transport connections, and the proximity of Rovinj, Lim Bay and all important amenities further confirms its value as a home for year-round residence or a safe investment in real estate in Istria.



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NOTE: We are not responsible for any errors in property descriptions, but we strive to be as precise and accurate as possible. The property can only be viewed with a signed Brokerage Agreement, which serves as the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Real Estate Brokerage Act.