



Code :	02837
Location :	Rovinj
Building size :	140.00 m2
Garden size :	700 m2
Distance from center :	10000 m
Distance from see :	4000 m
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Parking :	Yes
Energy efficiency :	A
Year of construction :	2025
Air conditioning :	Yes
Electric blinds :	Yes
Sat/Tv :	Yes
Alarm :	Yes
Video surveillance :	Yes
Građevinska :	Yes
Uporabna :	Yes
Vlasnički list :	Yes
Air conditioning :	Yes

Price : 750.000 €

An Oasis of Peace Near Rovinj: Your New Home in the Embrace of Nature

Situated in an idyllic and peaceful environment in the surroundings of Rovinj, this beautiful detached single-story house is for sale, representing a perfect blend of Mediterranean charm, privacy, and modern living. It is located just about 11 km from the town and about 4 km from the Lim Fjord, offering an ideal balance between a relaxing escape into nature and proximity to all urban amenities. This property invites you to unwind and enjoy the authentic beauties of Istria.

The carefully landscaped plot covers 700 m², with the central part of the exterior featuring a heated swimming pool and a sunbathing area. The interior of the house, with a total area of 139.28 m², has been meticulously designed with an emphasis on comfort and maximum practicality. It consists of a functional entrance hallway, three comfortable bedrooms, two modern bathrooms, and a practical laundry room. The heart of the home is the spacious open-concept living room with a kitchen and dining area, designed to provide a warm and welcoming family atmosphere.

A special value of this property lies in its connection with the outdoor space. Thanks to large glass walls, the living room and two bedrooms are directly connected to the covered terrace and courtyard, blurring the boundary between the interior and exterior and creating a perfect setting for summer gatherings and relaxation by the pool. Thanks to its



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southern orientation, the home is bathed in abundant natural light throughout the day.

When it comes to technical equipment, the house is ready for all living conditions. It is equipped with air conditioning units, there is also a chimney offering the possibility of installing a fireplace or stove, while the first phase of underfloor heating has already been installed for maximum comfort during colder months, allowing future owners to easily complete the heating system according to their own preferences. Security is also at a high level thanks to the built-in video surveillance and alarm system.

Located in a peaceful area, this house offers complete privacy and a relaxing ambiance.

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.