

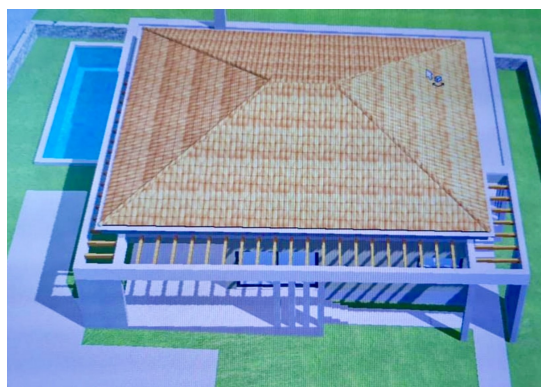
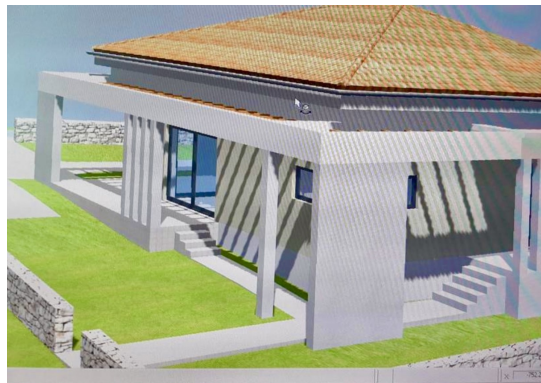
## REAL ESTATE ISTRA

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<b>Code :</b>	00488
<b>Location :</b>	Rovinj
<b>Building size :</b>	180 m2
<b>Lot size :</b>	579 m2
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	10000 m
<b>Distance from airport :</b>	35 km
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Heating :</b>	Air conditioning
<b>Central heating :</b>	Yes
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2024

Price : 365.000 €

For sale: An exclusive villa located in a beautiful natural setting near Rovinj.

The property extends over an area of 579 m<sup>2</sup>, with the villa itself encompassing 180 m<sup>2</sup> of living space. This villa offers a perfect combination of elegance and functionality, divided into four rooms: two bedrooms, a study, and a dressing room. The heart of the home is the spacious living room, seamlessly connected to the dining area and a modern kitchen, creating an ideal space for family gatherings and entertainment. The property also includes two comfortably furnished bathrooms.

For added value and pleasure, there are plans for a swimming pool in the conceptual design, which would provide future owners with their own private retreat to relax and enjoy the intimacy of their home. The villa is perfect for those seeking peace and privacy while still being close to all the amenities offered by the enchanting city of Rovinj.

This is a perfect opportunity for investment or to create a warm family home in one of the most desirable locations.

For more information, contact:

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