



## REAL ESTATE ISTRA

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|                         |               |
|-------------------------|---------------|
| Code :                  | 00509         |
| Location :              | Rovinj        |
| Building size :         | 138 m2        |
| Lot size :              | 880 m2        |
| Distance from center :  | 5000 m        |
| Distance from sea :     | 7000 m        |
| Distance from airport : | 0 km          |
| Number of floors :      | 1             |
| Number of rooms :       | 3             |
| Number of bathrooms :   | 2             |
| Parking :               | Yes           |
| Air conditioner :       | Yes           |
| Heating :               | Underfloor    |
| Energy efficiency :     | Not specified |
| Year of construction :  | 2024          |

Old price : 890.000 €

New price : 850.000 €

### Stunning Villa with a Pool Near Rovinj

This modern villa, located in a peaceful and idyllic area near Rovinj, is the perfect choice for those seeking a blend of luxury, nature, and proximity to key amenities.

With a total area of 138 m<sup>2</sup>, the villa features three bedrooms, two bathrooms, a spacious living room, and a fully equipped modern kitchen. The 880 m<sup>2</sup> landscaped garden offers privacy and ample space for outdoor enjoyment. Additionally, a private pool is available, providing the ultimate relaxation during warm days.

The location is truly exceptional – just a 7-minute drive from the sea and 5 minutes from the vibrant center of Rovinj. Surrounded by cycling trails and breathtaking natural scenery, this property is ideal for both family living and luxury tourism.

If you're looking for a property that combines elegance and functionality in one of the most sought-after areas in Istria, this is the opportunity for you.

For more information or to schedule a viewing:

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