



## New modern design villa near Rovinj is for sale

715.000 €

3.250 €/m<sup>2</sup>

A newly built luxurious villa of 220 m<sup>2</sup> is for sale. With its spacious yard, the villa is about 8 km away from the first beaches. The villa is situated in a small medieval city of Bale, just 14 km away from Rovinj. This modernly furnished house was built in 2019 but will tell you a story as life existed here for a long time. A perfect combination of traditional Istrian architecture and contemporary spirit will sweep you off your feet.

The house consists of a ground floor and first floor, on a parcel of 460 m<sup>2</sup>. The ground floor is a central part of the villa. It extends on a living room with a gorgeous view on an indoor pool, kitchen with high-quality materials colored in black and dining room. There is a secret door on the right side of the living room, incorporated in the wall, from where you enter the wellness zone with sauna, relaxing area, toilet and covered heated salt water pool of 30 m<sup>2</sup>. An inner metal staircase leads to the first floor, where you'll find a lounge area. This space has a special note due to wooden beams that make the room more spacious. On the first floor, you'll also find three en suite bedrooms. The whole villa is equipped with carefully picked quality and unique furniture made of natural materials, like wood, high-quality lighting, and metal. Neutral tones prevail within the interior, highlighted with black color, whose intensity blends with the modest space in a modern sense. The author of this beautiful facility is a well-known Istrian artist and creative Boris Ružić.

A summer kitchen is an ideal place for relaxing and enjoying a good company. It is placed in a spacious yard surrounded with stone walls. The villa has floor heating, while the cooling is regulated by an inverter air conditioner. The floors are made in ceramics and solid wood, while the exterior ALU joinery is triple glazed. The whole villa has video surveillance and alarm system, so you can feel safe all the time. The villa is built of bricks and stone, covered with 10 cm demit façade, which, together with high-quality insulation and heating, classified the building in energy efficiency class A.

The property is for sale completely furnished, and if you want to, you can use it as a vacation rental house. It's uniqueness and excellent location guarantee you a quick return on investment. A reputable agency estimated that the annual gross income is 50 000 euros.

The villa is located 20 km from Pula, 30 km from Poreč, 25 km from the airport in Pula and 249 km from the one in Venice. The nearest highway exit is 10 away.

## Summary

Location	Bale	Property ID	2124
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Price	715.000 €	Type	house
Area	220 m <sup>2</sup>	Land area	599 m <sup>2</sup>
Bedrooms	3	Bathrooms	3
Parking spaces	2	Parking spaces (garage)	-
Floor	ground floor	Orientation	Northeast
Ownership type	Ownership 1/1	Owner	Private owner
Price/m <sup>2</sup>	3.250 €	Real estate transfer tax	3%
Energy certificate	A	Subtype	detached, family house, villa

## Distances

Center	500 m
Sea	8 km
Park	550 m
Pula airport	25 km
School	600 m
Venezia airport	249 km
Near a bigger city	14 km
Store	400 m

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