



## Villa with pool in a quiet location near, Rovinj – Croatia

385.000 €

1.925 €/m<sup>2</sup>

Luxury villa with swimming pool is for sale. The villa is located on the edge of a small village 4 kilometers away from the Lim bay and 12 kilometers from city Rovinj. This villa provides an unique combination of building and beautiful Istrian landscape. Its consisted of basement, ground floor and first floor. Surface area of the villa is 200 sqm, and surface area of closed yard is 605 sqm. In total it has 4 bedrooms, 4 bathrooms and one toilette. From the terrace you have a beautiful view of Istrian greenery and swimming pool in your yard. Surface area of basement is 25 sqm and it is currently used as a play room with billiard and table football. On the ground floor is a wellness with hot tub, sauna and a shower. Another great advantage of this villa is its categorization. Its categorized with 4 stars and brutto income over season is 45.000,00-50.000 €.

Basement: needs to be finished, later it can be used as storage room, wine cellar or something like that.

Ground floor: kitchen, dining room and living room, terrace: 33 sqm, bedroom with its own bathroom, play room (room for wellness), hall, toilette, staircase, pantry

First floor: three bedrooms with its own bathrooms, terrace: 33 sqm, hallway, staircase.

Indoor equipment of the real estate: fully furnished.

Outdoor equipment of the real estate: swimming pool, barbecue, parking place: 2.

Additional equipment of the real estate: table tennis, football table, billiard, safe deposit, outdoor shower

Infrastructure: water and electricity connections, Internet connection, satellite TV, chimney, asphalted access, alarm system, prepared installation for heating water via solar.

Heating / cooling of the real estate: air condition, fireplace on woods, electricity underfloor heating in bathrooms, prepared installation for central heating on solid fuels (stove installation required).

Floor coverings: ceramic tiles, laminate.

Joinery: PVC joinery.

Categorization: ⭐⭐⭐⭐

Real estate distance: 4 km, airport: Rijeka 95 km, Trieste 120 km, Venice 94 km, Split 125 km, Zagreb 140 km, Dubrovnik 130 km

Important to read: showed price is for a case where buyer is buying company that owes this villa. If buyer wants to buy this villa without a company then its another price. This price does not include agents fee for buyer.

## Summary

Location	Kanfanar	Property ID	1785
Price	385.000 €	Type	house
Area	200 m²	Land area	605 m²
Bedrooms	4	Bathrooms	4
Parking spaces	2	Parking spaces (garage)	-
Floor	ground floor	Orientation	West
Ownership type	Ownership 1/1	Owner	Company
Price/m²	1.925 €	Real estate transfer tax	-
Energy certificate	A	Subtype	detached, family house, villa

## Distances

Sea	2 km
Near a bigger city	11 km
Park	3.5 km
Rijeka airport	105 km
School	11 km
Store	3.5 km
Venezia airport	241 km
Center	3.5 km
Pula airport	36 km
Trst airport	130 km
Transportation	1.3 km

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