



## Luxury villa with swimming pool and jacuzzi, peaceful location, Istra, Rovinj

390.000 €

2.294 €/m<sup>2</sup>

Luxury villa with Jacuzzi and swimming pool is for sale. The villa is situated in a location that keeps privacy and pure clean nature. It's on the edge of a small village 4 kilometers away from the Lim Bay and 12 kilometers from Rovinj. This villa provides a simple and yet special combination of modern construction and perfect Istrian greenery. It consisted of the ground floor and the first floor. The surface area of the villa is 170 sqm, and the surface area of the surrounded yard is 605 sqm. In total it has 4 bedrooms, 3 bathrooms, and a wellness room. Wellness with Jacuzzi and the sauna is placed on the ground floor. Also with wellness on the ground floor, there is a kitchen with daily rooms such as living and dining rooms and one bedroom. Other bedrooms are on the first floor and every bedroom upstairs has its own bathroom. A big advantage of this villa is a lot of natural daily light. From the dining room and kitchen, you have a nice view and entrance/exit to the closed terrace with a barbecue and outdoor swimming pool. From the terrace on the first floor, you have a nice view of Istrian landscape and pure nature. Its categorized with 4 stars and brutto income over season is 35.000,00-40.000 €.

Ground floor: kitchen with dining room, living room, bedroom, wellness, closed terrace: 19 sqm, pantry, hall, staircase, closed entrance

First floor: three bedrooms with its own bathrooms, terrace: 19 and 10 sqm, hall, 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

Heating/cooling of the real estate: 6 air-condition, fireplace on woods, wellness underfloor heating, central heating

Floor coverings: ceramic tiles,

Joinery: PVC joinery

Categorization: ★★★★★

Real estate distances: sea: 4 km, airports: Pula: 35 km, Trieste: 130 km, Venice: 241 km, Rijeka: 105 km, nearby bigger city: Rovinj: 12 km

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

## Summary

Location	Rovinj	Property ID	1786
Price	390.000 €	Type	house
Area	170 m²	Land area	605 m²
Bedrooms	4	Bathrooms	3
Parking spaces	2	Parking spaces (garage)	-
Floor	ground floor	Orientation	West
Ownership type	Ownership 1/1	Owner	Company
Price/m²	2.294 €	Real estate transfer tax	3%
Energy certificate	In progress	Subtype	detached, family house, villa

## Distances

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

[View original listing](#)

