



<b>Code :</b>	00400
<b>Location :</b>	Rovinj
<b>Building area :</b>	188 m <sup>2</sup>
<b>Land area :</b>	718 m <sup>2</sup>
<b>Distance from the center :</b>	2500 m
<b>Distance from the sea :</b>	20000 m
<b>Orientation :</b>	South-West
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Storage room :</b>	Yes
<b>Private pool :</b>	Yes
<b>Terrace :</b>	Yes
<b>Balcony :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Year of construction :</b>	2022
<b>Condition :</b>	New build
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes

**Price** 695.000 €

For sale is a house in the vicinity of Rovinj, located in a quiet neighborhood, just a few kilometers from the sea.

The house has a total area of 188 m<sup>2</sup>, spread over two floors and situated on a plot of land measuring 718 m<sup>2</sup>. It was built in 2022 and consists of the main part and an auxiliary building – a studio with an area of 25 m<sup>2</sup>.

On the ground floor of the main part, there is a custom-designed kitchen by the German manufacturer Moderano, a dining room, and a living room with direct access to the landscaped yard with a pool. The ground floor also includes two bedrooms, each with its own bathroom, with one of the rooms offering a view of the pool and yard. Additionally, there is a guest toilet on the ground floor.

An internal staircase with oak treads leads to the upper floor, where there is an extra bedroom with a terrace, a view of the sea



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and surroundings, and its own spacious bathroom.

In the auxiliary building, there is a fully equipped studio with a living room and kitchen, a toilet, and a boiler room.

Overall, the house has four bedrooms and five bathrooms. All rooms are air-conditioned, and heating is provided through underfloor heating and a heat pump for heating sanitary water and the pool. The windows are equipped with triple glazing (four seasons), and all exterior surfaces have waterproofing.

The yard is landscaped and fenced, featuring a pool and an automatic irrigation system (sprinklers and drip irrigation). There is also an outdoor stone kitchen with a pizza oven and a covered dining area, as well as additional outdoor storage.

The house has a ventilated roof with 25 cm thick stone wool insulation, 10 cm wall insulation with a demit façade, security doors, plastic-coated gutters, and a remote-controlled gate.

For more information and to arrange a viewing, please feel free to contact us.