

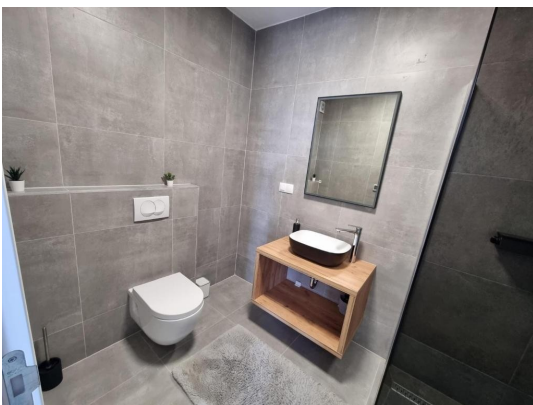
## ISTRIA ADRIA

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<b>Code :</b>	10457
<b>Location :</b>	Rovinj
<b>Building size :</b>	175.23 m <sup>2</sup>
<b>Lot size :</b>	510 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from sea :</b>	18000 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	5
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	4
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2023

Price : 675.000 €

We are selling a luxury house with a pool in the heart of Istria. Modernly equipped, it offers the perfect blend of luxury and functionality.

### Main Features:

Spacious living room with dining area and kitchen, access to the pool.

4 bedrooms, each with its own bathroom.

3 bedrooms on the first floor, 2 with sea views and access to the balcony.

Bathrooms with underfloor heating, premium carpentry, and 6 air conditioning units.

Equipment: Samsung and Philips TVs, top-quality kitchen appliances.

Exterior: Yard with barbecue, lounge area, and an 8x4 pool.

Parking for 4 cars.

Close to the highway, 10 minutes to Rovinj, 20 minutes to Pula and Poreč.

Ideal as a family home or investment.

For more information, please