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Code :	14752
Location :	Rovinj
Building size :	550 m2
Lot size :	1700 m2
Garden size :	0.00 m2
Distance from center :	5000 m
Distance from sea :	5000 m
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	4
Number of bathrooms :	3
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2006

Price : 960.000 €

For sale is a beautiful villa in a quiet area of Rovinj, just 5 km from the city center. Nestled in a tranquil and green environment, this villa offers the perfect balance of privacy, comfort, and proximity to all essential amenities.

The villa spans two floors. On the ground floor, there is an apartment with one bedroom, a bathroom, a kitchen, and a living room. Additionally, on the ground floor, there is a tavern with a large dining table and an indoor stone fireplace, which has direct access to the pool—ideal for gatherings and enjoying the Istrian lifestyle.

On the first floor, there are three bedrooms, two bathrooms (one of which has a jacuzzi), a fully equipped kitchen, and a spacious living room.

The exterior of the villa is completely fenced and surrounded by a hedge, ensuring total privacy. The main attraction is the heated pool with sun loungers, alongside which is a covered summer kitchen with a barbecue, perfect for preparing Istrian specialties. There is also a spacious terrace with a dining table and a balcony with an additional seating area to enjoy the view.

The villa is sold fully furnished and equipped, making it ideal as a luxurious family residence, a vacation home, or as an investment in tourist rentals with high income potential.

For more information, please