

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	06187
Location :	Rovinj
Building size :	388 m ²
Lot size :	5383 m ²
Garden size :	0.00 m ²
Number of floors :	2
Number of bedrooms :	5
Number of rooms :	5
Number of bathrooms :	6
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	B
Year of construction :	2009

Price : 1.993.150 €

We are selling a Tuscan-style villa with a swimming pool and a luxurious garden.

This exceptional property is nestled in the heart of nature, radiating beauty and tranquility.

Spanning two plots with a total area of 5,383 m², this estate consists of an outstanding stone villa that defines contemporary luxury.

The main plot (762 m²) includes a stone house, a masterpiece of architecture covering approximately 388 m².

The villa features 5 bedrooms with en-suite bathrooms, high ceilings, and an elegant interior.

The spacious 525 m² courtyard, blending perfectly with the lush surroundings, features a heated swimming pool, enjoyable all year round.

The 43 m² pool has saltwater, a hydromassage function, and a small waterfall.

The courtyard also includes a summer kitchen, a covered parking area, and a storage room. There is also the possibility of charging an electric vehicle.

The ground floor includes an indoor storage and laundry room, a technical room, a spacious living room, a dining room, an open-concept kitchen, and unique storage solutions.

Down the hallway, there is a guest toilet and 2 bedrooms with direct access to the garden and pool, each with a private bathroom.

The first floor features an indoor gallery, 2 bedrooms, each with

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an en-suite bathroom, a French balcony, and a view of the pool and olive grove. At the end of the gallery, there is a master bedroom with a bathroom, a spacious walk-in closet, and an upper terrace of approximately 50 m².

The terrace offers a stunning view and has an external staircase leading down to the pool and garden.

The property boasts an extensive range of amenities, including heating and air conditioning, a heat pump, and a gas system. Energy efficiency is further enhanced by solar panels, contributing to the heating of water for the house and pool. The house also has a video surveillance and alarm system.

For more information, please