



<b>Code :</b>	02562
<b>Location :</b>	Rovinj
<b>Building size :</b>	188.00 m2
<b>Plot size :</b>	718 m2
<b>Numer 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>Sea View :</b>	Yes
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	being prepared
<b>Year of construction :</b>	2022
<b>Swimming pool :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Security door :</b>	Yes
<b>Barbecue :</b>	Yes
<b>Građevinska :</b>	Yes
<b>Vlasnički list :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Heat pump :</b>	Yes

**Price : 695.000 €**

For sale is a beautiful house near the town of Rovinj. If you are looking for a modern, but also a house in a quieter part of Istria, this property is exactly that. This beautiful house consists of the main part of the house and an auxiliary studio. On the ground floor there is a high-quality kitchen made to measure by the German manufacturer Moderano, a dining room and a living room that have direct access to a beautiful courtyard with a swimming pool. Two bedrooms, each with its own bathroom. One of the rooms on the ground floor has a view of the pool and the yard. There is also a guest toilet on the ground floor. A massive wooden staircase with an oak tread leads us to the first floor of the house, where there is another bedroom with a view of the surroundings and the sea. The room also has its own terrace and a large luxurious bathroom. In the auxiliary part of the house there is a 25m2 studio, fully equipped. The studio has a living room with kitchen, toilet and boiler room. The house has a spacious yard with a swimming pool, which also has an irrigation system. Sprinkler and drip irrigation system for the hedge. Summer kitchen in stone.

Additional advantages:

- excellent roof insulation - ventilated roof, stone wool of 25 cm.
- 10 cm wall insulation + demit facade
- underfloor heating, sanitary water and pool heating is on a heat pump
- windows with three-layer glass, glass 4 seasons
- waterproofing of all external surfaces
- against the burglary door



**HABITARE REAL ESTATE**

**Mate Vlašića 20, 52440 Poreč**

**mail: [info@habitare.hr](mailto:info@habitare.hr)**

**web: [habitare.hr](http://habitare.hr)**

**Tel: +385 52 433 801 | Mob: +385 98 411 430**

- plasticized gutters
- remote portun opening