

## **City Rovinj, Croatia, Luxury villa with pool - Ref. : 1026/18**



**Selling price: 1.120.000 €.**

**Location : Rovinj**

### **Advantages:**

- Swimming pool
- Parking
- It has an Energy Certificate

### **Description :**

- Living space : **359 m<sup>2</sup>**
- Land space : **880 m<sup>2</sup>**
- Number of rooms : **4**
- Number of floors : **2**
- Number of bathrooms : **7**
- Distance from sea : **16000 m**

The villa of 359 m<sup>2</sup> is located on a plot of 880 m<sup>2</sup> in a quiet part of Istria, well connected to coastal towns.

It is equipped with underfloor and wall heating and air conditioning in all rooms, which allows use throughout the year.

On the ground floor there is a living room with a fireplace, a dining room with a capacity for eight people, a fully equipped kitchen and a bedroom with a double bed and a bathroom. On the first floor there are three double bedrooms, each with its own bathroom. Two of the bedrooms have access to a terrace with a view of the surrounding landscape.

The villa is located within a project that encompasses 5,600 m<sup>2</sup> of land with various amenities, including an organic garden with seasonal vegetables, an outdoor fitness center, bocce courts, and courts for handball, football, basketball, and volleyball, and comes with a 25% co-ownership of sports fields (football, basketball, and two tennis courts) totaling 5,500 m<sup>2</sup>.

