



<b>Code :</b>	02449
<b>Location :</b>	Rovinj
<b>Building size :</b>	218 m2
<b>Lot size :</b>	551 m2
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	12
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	2
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	7000 m
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2024
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes

**Price : 650.000 €**

For sale, a beautiful luxury villa of modern design, 218 m2, located on a fenced plot of 551 m2 with a large swimming pool and parking for up to 3 cars.

The villa consists of an entrance hall, 4 spacious bedrooms with en suite bathrooms, a toilet, a storage room and a wonderful living room with kitchen and dining room which is illuminated by the sun all day long as it is mostly glazed with large glass walls. The living room also leads to a spacious covered terrace where a summer kitchen and a lounge for evening gatherings by the pool are planned.

The basement of the villa consists of a private SPA oasis with a jacuzzi, a Finnish sauna, a shower and a toilet with an incredible view of the pool through waterproof glass. There is also a boiler room in the basement.

The entire villa is equipped with underfloor heating, 6 air conditioners and video surveillance. Likewise, the villa was built with high-quality materials and is suitable for year-round living, as it is located near all the necessary facilities such as markets, schools, kindergartens, but also for tourist rental, as it is located in a beautiful a...