



<b>Code :</b>	02683
<b>Location :</b>	Rovinj
<b>Building size :</b>	140 m2
<b>Lot size :</b>	549 m2
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	0
<b>Distance from center :</b>	10000 m
<b>Distance from sea :</b>	10000 m
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2024
<b>Parking :</b>	Yes

**Price :** 680.000 €

For sale is a beautiful, modern single-storey villa with a net area of

140 m2, located on a fenced and landscaped plot of land with a total area of

549 m2, 10 km from the center of Rovinj and the sea and 4 km from the entrance to the Istrian Y (motorway) and all necessary amenities such as shops, schools, etc.

This beautiful single-storey house consists of a covered entrance hall, 3 bedrooms, 2 bathrooms and a spacious living room with kitchen and dining area, from which you can exit to 2 covered terraces and a beautifully landscaped courtyard.

In the courtyard on the south, completely private and fenced side there is a 31 m2 swimming pool, surrounded by a sunbathing area and Mediterranean vegetation, while on the north side there are parking spaces.

Price €680,000.

Dear clients, viewing the property is only possible with a signed record of the viewing of the property, which is the basis for further actions related to the purchase and sale, as well as for the payment of the commission, all in accordance with the Act on mediation in real estate transactions.

"Istria Futura" Agency, as ...