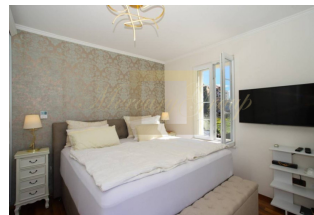
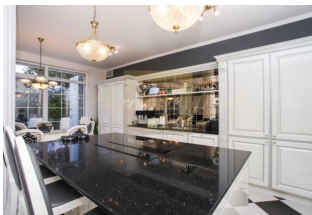




**Rovinj, beautiful villa in the center of Rovinj, sea view NKP 400 m2**

*Croatia, Istria*

<b>Price:</b>	<b>€ 2 800 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Bedrooms</b>	5
<b>Number of rooms</b>	5
<b>Land area</b>	543 m2
<b>Area</b>	420 m2
<b>Category</b>	For sale



Rovinj is the pearl of Croatian tourism and one of the most beautiful tourist destinations on the Adriatic. Full of diverse contents and activities. The picturesque old town center with the Church of St. Euphemia, Island of St. Andrija, known as the Red Island, hotels that seem to have merged with nature, all this is part of what Rovinj is made of.

This beautiful detached house of 400 m2 has been renovated, or better said, built from the ground up. It is located near the ACI Marina, a few minutes' easy walk to the center of Rovinj. With its size, beauty and architecture, it exudes a rich historical heritage.

400 m2 is impeccably distributed over 4 floors.

The ground floor is dominated by a large living room with a piano, with a direct view of the large outdoor pool surrounded by tall green pines, with beautifully installed outdoor music. There is also a large bedroom, a bathroom, a study, and a kitchen that is part of the living room.

A stone staircase made of Brac stone leads to the first floor where there are two apartments that can be completely separated according to the owner's wishes or can be used as one unit. The house has a large modern glass elevator that connects the floors. A separate external side elevator leads to the first floor, thus ensuring complete privacy for the tenants.

The entire floor is decorated with two beautiful conforming living rooms with a view of the pool, four fully equipped bedrooms, two bathrooms.

A large roof terrace with a beautiful view of the sea and ACI Marina, as well as a view of St. Euphemia. On the terrace there is a jacuzzi and a custom-made sauna with a view of the sea.



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The yard of 543 m2 has enough space to accommodate three larger tin pets.

We are at your disposal for more information about this unique villa in the heart of Rovinj.

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