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**Rovinj, Rovinjsko selo - beautiful villa  
with wellness and swimming pool,  
224 m2**

*Croatia, Istria*

<b>Price:</b>	<b>€ 980 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2022
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Land area</b>	667 m2
<b>Area</b>	224 m2
<b>Category</b>	For sale



For sale is a beautiful detached villa in the village of Rovinj, which covers a net area of 224 m2 without including the terrace area on a plot of 667 m2. It extends over three floors, basement, ground floor and first floor. In the basement of the villa there is a spacious wellness area with a sauna and a relaxation zone. Wellness is decorated with onyx, which promotes regeneration. The ground floor of the villa consists of an entrance hall, guest toilet/laundry room, open space kitchen with dining area and bar and living room, bedroom with private bathroom, terrace and exit to another terrace from which access to the pool from 48 m2. Next to the pool, there is also a sunbathing area and an outdoor shower. The garden is landscaped and maintained with an irrigation system. There is also a barbecue in the garden. On the first floor there are two bedrooms with private bathrooms and a spacious terrace that unites the rooms. The villa's underfloor heating is electric, it is also air-conditioned. It is sold in a furnished condition. Electric blinds. Complete villa sound system. Private parking for 2 cars and video surveillance. The villa is owned by the company, which is an additional benefit to the future buyer. It is used for tourist purposes, has a 5\* rating and is occupied throughout the entire tourist season, and due to its characteristics, it can be rented throughout the year. We are at your disposal for more additional information.

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