



**Rovinj, an impressive family villa with a pool located in a quiet location**

*Croatia, Istria*

<b>Price:</b>	<b>€ 2 500 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2025
<b>Bedrooms</b>	5
<b>Number of rooms</b>	5
<b>Land area</b>	708 m2
<b>Area</b>	290 m2
<b>Category</b>	For sale



We are selling a high-quality, newly built family villa with an imposing character that exudes the luxury and warmth of a real modern family home.

The detached two-story house of 290 m2 is located on a plot of 708 m2 in a luxurious suburban area of Rovinj. Upon entering the villa, we find ourselves in the lobby of the villa, which separates the private space from the space for the daily life of the villa. Thus, the daily life part of the villa is designed as an "open space" space, which houses a dining room with a modern and fully equipped kitchen with top-quality appliances from a renowned global manufacturer. In addition to the standard equipment, the kitchen has also hidden a personalized minibar to keep the bottles of your favorite drinks at an adequate temperature.

Further in the space, there is a spacious living room, which is separated from the kitchen and dining room by a modern semi-open wood-burning fireplace, which creates a special atmosphere during your stay in the house. In the living room, we are greeted by high-quality and carefully selected leather furniture made to measure exclusively for this villa. In addition to the living room at the very end, there is also a smaller office space.

From the living room, you can access a larger glazed terrace. The movable glass walls can be completely closed and the terrace can also be used during the winter, which, thanks to the central heating, is an extension of the living room both in the summer and in the winter months. A beautiful space for receiving guests and socializing with a view of the landscaped garden and swimming pool. Next to the same terrace, there is also an outdoor grill, ideal for entertaining friends and family and preparing your favorite delicacies.

In the private part of the ground floor, there is also a technical room that is regularly used as a storage room, as well as a larger bedroom that is currently used as a children's playroom with its bathroom.

The internal staircase, which is decorated with a glass fence, as well as a larger glass wall that extends from the



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ground floor to the first floor and adds airiness and brightness to the whole space, leads to the floor where there are 5 bedrooms. Of these 5 bedrooms, one bedroom is a master room with a spacious bathroom, from which a beautiful view of the garden and swimming pool extends through the glass wall. In addition to the master room, there is also an additional room that is used as a bedroom for the youngest members of the family, and which the future owners can repurpose according to their own needs. In addition, there are two additional bathrooms on this floor.

Special attention to this property is given to the outdoor space, starting with the swimming pool with salt water and electrolysis, garden house with bathroom and engine room, playground with table tennis table, outdoor kitchen with barbecue, and covered parking for several vehicles. The yard of the villa is completely fenced and decorated in the same tone as the villa with lots of greenery and native plants. The greenery in the garden and lawn is simply taken care of by the automatic irrigation system, and a special atmosphere is created at night with a cleverly designed lighting system.

During the construction, the owners took care of every detail considering that the villa was built to be a family home. High-quality sound, thermal, and hydro insulation were installed, which made the stay in the villa even more pleasant and simple during the extremely hot and colder months. The villa is equipped with air conditioning units for cooling and heating in every room, as well as underfloor heating in all rooms, except for the bedrooms, where high-quality parquet has been installed, and high-quality designer ceramics in the rest of the villa. The fireplace in the living room is functional and can be used to heat the entire space. The villa is sold furnished with all furniture (except personal belongings). The ownership of the villa is clean, without encumbrances, the ownership is 1/1 and all the necessary documentation has been issued

With its timeless interior design, quality materials, and excellent construction techniques, this villa will surely serve you and your family as an ideal hideaway to escape from noise and crowds. Maximum comfort and quality of life are ensured by a selection of first-class furniture, high-quality appliances from renowned global manufacturers, as well as high-quality technical equipment with which this villa is equipped.

Impeccable simplistic modern design and simple lines run through the entire villa with a note of warmth as befits a real family home. In addition, this is a villa with numerous possibilities with the opportunity to develop a tourist product of a high level of luxury and a safe return on investment.

Apart from the fact that it is one of the most luxurious locations in the territory of the Republic of Croatia, the unmissable city of Rovinj, this villa is carefully located in a quiet part of the city with the proximity of all the necessary amenities, which are only a 2 to 3-minute easy drive away. Equally, the owners carefully chose the location of the villa to ensure maximum privacy and peace during their stay in the villa.

For more information, feel free to contact us.

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