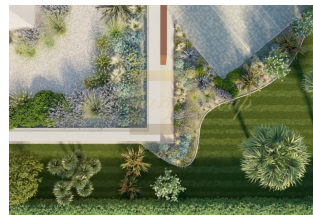




**Istria, Rovinj - luxury villa 100 m from the sea**

*Croatia, Istria*

<b>Price:</b>	<b>€ 4 300 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2024
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Land area</b>	1180 m2
<b>Area</b>	585 m2
<b>Category</b>	For sale



Rovinj, this beautiful luxury villa NKP 430 m2 is located on a plot of 1180 m2. The villa is only 70 meters from the sea and extends over three floors, ground floor, first and second floor.

The ground floor of the villa consists of a garage, an entrance hall, a guest toilet, a laundry room, a kitchen with a bar, a dining room, and a spacious living room that opens onto a covered terrace adorned with a fully equipped outdoor kitchen with a toilet and an outdoor shower. From the covered terrace you can access the sunbathing area and the heated mirror pool of 50m2 with hydromassage and automated thermal cover.

On the first floor, there are three bedrooms with their own bathrooms and wardrobes, and a spacious terrace that unites the rooms.

The second floor is decorated with a Finnish sauna with an emotional shower, a lounge area and a cocktail kitchen, which leads to a spacious open terrace with a jacuzzi, a sunbathing area and a lush green garden.

The house is equipped with an elevator that accesses all three floors.

The villa is heated by a heat pump, and cooling is provided by air conditioners.

We are at your disposal for more additional information.

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