



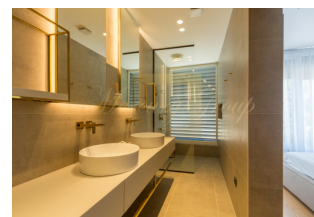
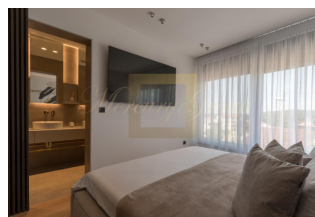
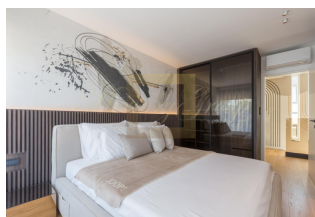
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Istria, Rovinjsko selo, modern new built house 222m2 with swimming pool

Croatia, Istria

| | |
|------------------------|--------------------|
| Price: | € 1 400 000 |
| Object type | House |
| Market | New building |
| Year built | 2024 |
| Bedrooms | 4 |
| Number of rooms | 4 |
| Land area | 440 m2 |
| Area | 250 m2 |
| Category | For sale |



Istria, Rovinjseko selo, luxury modern villa on two floors with a swimming pool in a peaceful location.

The villa spans two floors: the ground floor (90.72 m2) and the first floor (131.61 m2), and is being sold fully equipped with luxurious furnishings, furniture and a complete inventory.

The ground floor features a large open space with three large glass sliding doors, which includes a living room, a spacious dining area, a kitchen with an island, a guest toilet, and a storage room housing the heat pump, a Miele washer and dryer, video surveillance and an alarm system.

The first floor comprises 4 large and spacious bedrooms, each with its own luxurious bathroom. Two of the bathrooms have glass doors in black, and two have sliding designer doors in a wooden panel style, matching the built-in wardrobes and wall coverings in the rooms.

All rooms feature high-quality wall coverings with designer wallpapers, luxurious built-in wardrobes, modern king-sized beds (180×200 cm), and TVs. Each bathroom is equipped with a Geberit concealed cistern with a system for adding disinfecting and refreshing water tablets, as well as a luxurious Geberit flush plate, Villeroy&Boch sanitary ware, luxurious furnishings, and Hansgrohe gold faucets and showers. The showers are spacious with a walk-in design and a floor drain channel.

The villa is fitted with high-quality PVC joinery with triple IZO glass, and underfloor heating powered by a heat pump is installed throughout.

The staircase features a floating design with a steel substructure and wooden steps, each step equipped with lighting that activates upon approaching the stairs. Stainless steel cables are used as the staircase railing, and



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the staircase is enclosed by a bronze-colored glass railing that complements the bronze mirrors on the hallway and wardrobe walls.

The pool measures 10x3 meters.

The villa is furnished with custom-made Italian luxury furniture from the Caligaris brand.

The property includes 3 parking spaces.

For more information, feel free to contact us.

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