



**Istria, Rovinjsko Selo, Unique
 Semi-Detached Two-Story House, 216
 m²**

Croatia, Istria

Price:	€ 1 190 000
Object type	House
Market	New building
Year built	2024
Bedrooms	3
Number of rooms	3
Land area	500 m ²
Area	250 m ²
Category	For sale



Istria, Rovinjsko Selo - Modern Semi-Detached House with Pool for Sale, 216 m²

An attractive semi-detached house in the peaceful surroundings of Rovinjsko Selo, with a net area of 216 m² and a plot of approximately 500 m², of which 400 m² is landscaped. The house spans two floors and offers a perfect blend of modern design and functionality.

The ground floor consists of an open space concept that combines a spacious living room, kitchen, and dining area, with direct access to the garden. In the garden, there is a 4x12 meter pool, a covered summer kitchen of 26 m², and a relaxation area. The ground floor also includes one bedroom with its own bathroom and a guest toilet.

The first floor houses two bedrooms, each with a private bathroom. There is an additional glass-enclosed room currently used as an exercise area, but it can be repurposed as a playroom, home gym, or any other function the new owner desires.

Technical Features:

- Covered parking for two vehicles
- Underfloor heating throughout the house
- 5 Daikin air conditioning units for cooling
- Aluminum joinery, laminated glass
- Duravit ceramics
- Built-in water softener
- Automatic irrigation system
- Mosquito nets on the first floor



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- Preparation for an electric vehicle charger, solar panels, and power plant, as well as for a heated pool

This property is ideal for a family seeking a peaceful oasis with modern amenities or as an investment in the tourism sector, just a few minutes' drive from the center of Roviņi.

For more information and to schedule a viewing, please contact us!

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