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ID 1601-1 980.000 €

Luxury villa with pool and wellness near Rovinj

Rovinj, Rovinjsko Selo



Basic information

PRICE	980.000 €
AREA	224 m²
LAND AREA	667 m²
GARDEN AREA	509 m²
PRICE PER SQUARE	4.375 €
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	villa
LOCATION	Rovinj, Rovinjsko Selo
REAL ESTATE ID	1601-1

For sale is a detached villa with a swimming pool and a wellness center with a total area of 224 m2, which is built on 3 floors, basement, ground floor, and first floor.

In the basement of the villa, there is a spacious and enchanting wellness, sauna, shower, and relaxation zone, ideal for relaxing after a stay in the sauna with a glass of refreshing drink. The wellness area is decorated with semi-precious stone onyx, which enriches the space and promotes regeneration.

The ground floor of the villa consists of an entrance hall, a laundry room, a guest toilet, an open space kitchen with a bar, a dining room, a living room with access to an outdoor terrace, a bedroom with its own bathroom, a terrace and an exit to a large terrace with access to an outdoor swimming pool of 42 m2. Next to the pool, there is an arranged sunbathing area and an outdoor shower.

The villa's yard is landscaped and maintained with a lawn irrigation system, and in one part of the yard, there is a barbecue for socializing and grilling.

The first floor of the house is connected by an internal staircase where there are two bedrooms with private bathrooms and a spacious terrace that connects both rooms. For heating purposes, the villa uses floor heating in the entire villa through a heat pump, and for cooling purposes, the villa has 4 air conditioners. The villa also has video surveillance, a security alarm system and sound systems in all rooms for listening to music. The villa is owned by the company and as such is sold together with the company, which is an advantage for the buyer when buying a villa, because in this case the buyer does not pay tax on the transfer of real estate but buys 100% of the company's share. The villa is used for tourist rental purposes and is categorized with 5*, which places it in a very high occupancy during the year.

#villa #sale #rovinj #luxury #pool #wellness

More information

FEATURES	

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	Close to the town centre, Close to the shop, Close to the school, Exclusive interior, Quiet area, Furnished, Equipped kitchen, 24 hour security service, Panoramic view, Access - paved, Disabled access, Well-maintained yard, Large terrace, Large glass walls, Luxury
EQUIPMENT	Alarm, Pool, Electric shutters, Hydromassage tub, Shower cabin, Wi-Fi network, Air conditioning, Dishwasher, Floor heating, Intercom, Video intercom, Security door, Barbecue, Satellite TV, Sauna, Built-in wardrobe, Video surveillance
INFRASTRUCTURE	Waterworks, Cable TV, Sewage, Electricity, ADSL Internet, Active telephone line
PERMITS	Owner's certificate, Occupancy permit, Building permit
CONSTRUCTION YEAR	2016.
TOTAL FLOORS	One floor
RESIDENTIAL UNITS	1
ROOMS	4
BEDROOMS	3
BATHROOMS	3
ORIENTATION	South, Southwest, East, Southeast, West
ENERGY EFFICIENCY	U izradi.
TRANSPORTATION	Bus
DISTANCE FROM PUBLIC TRANSPORTATION	1 m
DISTANCE FROM SEA	8.0 km
DISTANCE FROM BEACH	8.3 km
DISTANCE FROM CENTER	250 m
DISTANCE FROM CENTER	New construction, Maintained, Habitable
HEATING	Gas central heating, Electric heating, Air condition, Heat pump
SPACES	Dining room, Living room, Wardrobe, Utility room, Hall, Kitchen, Bathroom, Loggia, Parking, Cellar, Bedroom, Terrace, Toilet, Garden
JOINERY	PVC

View listing