



listing



Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,140,806.48

Posizione

Nazione:	Croatia
Stato / Regione / Provincia:	Istria
Città:	Rovinj
Pubblicato:	28/10/2025
Descrizione:	

Embrace the serene charm of a unique new 216 square meter villa for sale in a peaceful village near Rovinj, Croatia, just about 6 kilometers from the Adriatic Sea and the lively town center.

This elegant attached home in Istria sits surrounded by a beautifully landscaped 550 square meter garden, blending complete privacy with lush greenery for that perfect quiet family retreat or upscale escape close to Rovinj's beaches and historic spots.

Begin on the ground floor with a generous entrance area that flows into a guest toilet and a bright open-plan living room, seamlessly linked to a sleek modern kitchen from the Veneta Cucine brand and a sunny dining space. Floor-to-ceiling glass walls run along one side, framing stunning garden views and flooding the rooms with natural light all day. This level also includes the master bedroom with its private bathroom and direct garden access for lazy mornings, plus a handy storage room with outside entry to keep things tidy.

Head upstairs to the hallway, two cozy bedrooms, each equipped with its own bathroom, air conditioning, and TV for comfortable stays, alongside a versatile 42 square meter bonus room now set up as a gym or play area that you can easily adapt to fit your needs—maybe a home office or extra lounge. The entire villa features a cutting-edge electric underfloor heating system controlled by Wi-Fi app, paired with individual air conditioners in every room, so comfort stays steady through Croatia's warm summers and mild winters.

Outside, the garden invites endless relaxation with a 48 square meter swimming pool using salt



electrolysis for gentle, low-maintenance swims, an outdoor shower for quick rinses, and a 26 square meter covered summer kitchen perfect for barbecues or casual gatherings with friends. A well-kept lawn with automatic irrigation adds that fresh touch, while two covered parking spots keep vehicles safe and dry. Security comes first with anti-burglary doors and windows, video surveillance, alarms, and fire detection to protect your peace of mind. Plus, the setup is ready for solar panels and an electric vehicle charging station, making it eco-friendly and future-proof.

Fully furnished and equipped for immediate move-in, this luxury villa near Rovinj offers modern functionality and timeless style in Istria's sunny Mediterranean setting—whether for family bliss or a premium rental in Croatia's coastal hotspot. Full 1/1 ownership with no liens and complete paperwork makes the process straightforward. Reach out today for more details or to arrange a viewing—we're here to help you claim your elegant Istrian haven.

Ref: RE-U-38708

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Comune

Camere da letto:	3
Bagni:	3
Finito piedi quadrati:	250 mq
Dimensione del lotto:	550 mq

Lease terms

Date Available:

Informazioni aggiuntive

URL del sito: http://www.arkadia.com/ZLWS-T3119/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: re-u-38708

