



## ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

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info: +44 7375 637471 | +385 98 420 885



<b>Code :</b>	27744
<b>Location :</b>	Rovinj
<b>Building size :</b>	316 m <sup>2</sup>
<b>Lot size :</b>	1180 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	Yes
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	4
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	A+
<b>Garage :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes
<b>Elevator :</b>	Yes
<b>Basement :</b>	Yes

Price : 4.300.000 €

Modern villa for sale in Rovinj. Villa with elevator, surface area 316 m<sup>2</sup>, consists of ground floor, first floor and attic. It is located on a plot of 1180 m<sup>2</sup> and consists of a spacious living room, which is connected to a large covered terrace, a luxurious Poliform kitchen equipped with high-end appliances, three bedrooms with private bathrooms, wardrobes and covered terraces. Roof terrace with jacuzzi, sauna, emotional shower, bar, toilet and green garden. Covered terraces - 164 m<sup>2</sup>. Open terraces - 105 m<sup>2</sup>.

Equipment:

WiFi-controlled lighting, blinds, heating and cooling (ABAS system);

Video surveillance;

Cloud video intercom system;

Smart burglar alarm;

Fire, flood and gas detection system;

Access control via code/NFC;

LAN;

Multi-room sound system (Denon Heos);

Heat pump + air conditioner.

Heated swimming pool with mirror size 50 m<sup>2</sup> (5m x 10m) with thermal cover.

Equipped outdoor kitchen.

Green garden with automatic irrigation.

Spacious garage. 5 outdoor parking spaces.

Price 4,300,000 euros + VAT.

For more information, see the information below:



DAMAC d.o.o.

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