



| | |
|----------------------------------|--------|
| Code : | 28660 |
| Location : | Rovinj |
| Building size : | 100 m2 |
| Lot size : | 0 m2 |
| Distance from center : | 200 m |
| Distance from sea : | 100 m |
| Seaview : | No |
| Number of floors : | 0 |
| Number of rooms : | 3 |
| Number of bathrooms : | 0 |
| Year of construction : | n/a |
| Energy efficiency : | A |
| Air conditioning system : | Yes |

Price : 2.490.000 €

LUXURY VILLA WITH GARDEN AND BUSINESS SPACE - UNIQUE OPPORTUNITY

An exceptionally designed luxury villa with an area of 220 m² is for sale, fully furnished and carefully crafted for ultimate comfort and an exclusive lifestyle.

This rare property stands out with its private garden, which offers peace and intimacy and represents a true rarity in the historical city center.

The villa consists of:

- 5 elegantly decorated bedrooms
- 5 modernly equipped bathrooms
- spacious and functional interiors
- a cozy café on the ground floor that provides added value and the possibility for business use

The property is located in a prime position, in close proximity to the sea, beaches, restaurants, markets, and all essential amenities needed for a comfortable life or tourist rental.

The combination of luxury, authentic charm, and an excellent location makes this villa an ideal opportunity for:

- a private residence
- a boutique tourist facility
- an investment with great potential

The property offers the perfect balance between privacy, elegance, and



DAMAC d.o.o.

ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

mail: azra@almadominvest.com

web: www.almadominvest.com

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

urban atmosphere.

For more information and to arrange a viewing, ...