



|                               |               |
|-------------------------------|---------------|
| <b>Code :</b>                 | 01009         |
| <b>Location :</b>             | Rovinj        |
| <b>Building size :</b>        | 188 m2        |
| <b>Lot size :</b>             | 718 m2        |
| <b>Distance from center :</b> | 0 m           |
| <b>Distance from sea :</b>    | 0 m           |
| <b>Number of floors :</b>     | 2             |
| <b>Number of rooms :</b>      | 5             |
| <b>Number of bedrooms :</b>   | 4             |
| <b>Number of bathrooms :</b>  | 5             |
| <b>Swimming pool :</b>        | Yes           |
| <b>Parking :</b>              | Yes           |
| <b>Basement :</b>             | Yes           |
| <b>Underfloor heating :</b>   | Yes           |
| <b>Year of construction :</b> | n/a           |
| <b>Energy efficiency :</b>    | Not specified |

**Price :** 850.000 €

Rovinj, surroundings, a beautiful house for sale, which consists of the main part of the house and an auxiliary studio.

On the ground floor there is a high-quality kitchen made to measure by the German manufacturer Moderano, a dining room and a living room that have direct access to a beautiful courtyard with a swimming pool. Two bedrooms, each with its own bathroom. One of the rooms on the ground floor has a view of the pool and the yard. There is also a guest toilet on the ground floor.

A massive wooden staircase with an oak tread leads us to the first floor of the house, where there is another bedroom with a view of the surroundings and the sea. The room also has its own terrace and a large luxurious bathroom.

In the auxiliary part of the house there is a 25m2 studio, fully equipped. The studio has a living room with kitchen, toilet and boiler room.

The house has a spacious yard with a swimming pool, which also has an irrigation system.

Sprinkler and drip irrigation system for the hedge.  
Summer kitchen in stone.

Additional advantages:

- excellent roof insulation - ventilated roof, stone wool of 25 cm.
- 10 cm wall insulation + demit facade
- underfloor heating, sanitary water and pool heating is on a heat pump
- windows with three-layer glass, glass 4 seasons
- waterproofing of all external surfaces
- against the burglary door
- plasticized gutters
- remote portun opening

