

PARENTIUM NEKRETNINE

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|-------------------------------|---------------|
| Code : | 01009 |
| Location : | Rovinj |
| Building size : | 188 m2 |
| Lot size : | 718 m2 |
| Distance from center : | 0 m |
| Distance from sea : | 0 m |
| Number of floors : | 2 |
| Number of rooms : | 5 |
| Number of bedrooms : | 4 |
| Number of bathrooms : | 5 |
| Swimming pool : | Yes |
| Parking : | Yes |
| Basement : | Yes |
| Underfloor heating : | Yes |
| Year of construction : | n/a |
| Energy efficiency : | 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