

PARENTIUM NEKRETNINE

Bračka 41, 52440 Poreč

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Code :	00933
Location :	Rovinj
Building size :	359 m2
Lot size :	880 m2
Distance from center :	16000 m
Distance from sea :	16000 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	2
Swimming pool :	Yes
Basement :	Yes
Air conditioning heating :	Yes
Central heating :	Yes
Year of construction :	2017
Energy efficiency :	Not specified

Price : 999.000 €

Rovinj - surroundings

This beautiful villa represents a captivating combination of luxury and comfort, with its elegant design and abundance of space.

The villa extends over 359 square meters inside the building. The plot area is 880 m2.

The villa is designed with a ground floor and first floor, providing an unforgettable stay.

The special feature of this villa is that it is also adjacent to a sports and recreational complex of 5600 m2. The villa owns 1/4 of the complex. The complex consists of a grassy children's playground, equipped with children's equipment, an area with outdoor fitness equipment. Two tennis courts, two bocce courts, a football field, a basketball court, a volleyball court. All courts are illuminated so that they can be used even during hot summer nights. The complex also includes an area for growing organic vegetables where the villa owners can plant and harvest their own organic vegetables.

On the ground floor there is an open space where there is a spacious living room with an open fireplace. The living room opens onto a spacious covered terrace, which offers an ideal place to enjoy meals at the dining table and romantic evenings by the fireplace for grilling and relaxing on deckchairs by the pool. The pool is 11.60 meters long and 4.60 meters wide. There is also another complete bathroom with a shower on that terrace.

On the ground floor of the villa there is a large, fully equipped kitchen with a dining room, and one comfortable double room with a double bed, private bathroom and access to the terrace, as well as an additional separate toilet in the living area, and a shower/toilet on the terrace for extra comfort.

On the first floor there is a large master bedroom with a double bed, a private bathroom and a terrace: a bedroom with a wardrobe, bathroom and access to the terrace, and a third room with two single beds and also with a



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private bathroom.

Central heating with fuel oil was installed. There is underfloor heating on the ground floor of the building, and designer radiators are installed on the first floor. Air conditioners are installed in all areas, so the villa is suitable for a pleasant stay all year round. The ground floor of the building has Italian designer tiles, and the first floor has 14 mm thick oak parquet. The interior stairs are covered with solid oak parquet.