



Code :	00541
Location :	Rovinj
Building area :	139.28 m ²
Land area :	549 m ²
Distance from the center :	12000 m
Distance from the sea :	12000 m
Orientation :	South
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Number of parking spaces :	2
Private pool :	Yes
Terrace :	Yes
Air conditioning :	Yes
Year of construction :	2025
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **690.000 €**

In a peaceful location near Rovinj, just 12 km from the city and the nearest beaches, and 3 km from the Lim Bay, this detached single-story house with an area of 139.28 m² is for sale, built on a plot of 549 m².

The house is situated in a neighborhood of family homes and greenery, and is in close proximity to a cycling path that leads to the beautiful Rovinj.

The interior space is designed with a focus on comfort and practicality. It consists of an entrance hallway, three bedrooms, two bathrooms, a laundry room, and a spacious open-concept living room with a kitchen and dining area. The living area, as well as two bedrooms, are connected to the yard and a covered terrace that leads to the bathing area and heated pool, creating a harmonious connection between the interior and exterior.

The house is equipped with three Daikin inverter air conditioners, and the first phase of underfloor heating has been installed, allowing future owners to easily complete the heating system



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according to their own preferences. Additionally, the house features video surveillance and an alarm system.

It is oriented to the south, ensuring plenty of natural light throughout the day.

Thanks to its location on the very edge of the building zone, the house offers tranquility and a sense of privacy.

For more information and to arrange a viewing, please feel free to contact us.