ISTRA PLUS REAL ESTATE
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Code :	02224
Location :	Rovinj
Building size :	266 m2
Lot size :	900 m2
Distance from city :	2000 m
Distance from sea :	18000 m
Number of floors :	0
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms / WC :	2 / 1
Year of construction :	2021
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Garage :	Yes
Swimming pool :	Yes
Climate :	Yes
Sauna :	Yes
Heating - Underfloor :	Yes
Heating - Fireplace :	Yes
Heating - Heat pump :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Wellness :	Yes
Alarm :	Yes
Video surveillance :	Yes
Fireplace :	Yes
Agency commission :	3 % + PDV

Price : 659.000 €

In the exclusive offer of the agency,

We present to you a detached house that combines quality, functionality and a prime location with an unobstructed sea view. This beautiful, single-storey Mediterranean-style house is situated on a plot of 900 square meters.

Built with attention to detail and thoughtful design solutions for the personal use of the owner, the house offers a comfortable and practical living environment all year round. It has never been rented, which emphasizes its excellent condition and high quality.

The location in Kanfanar offers the perfect balance between privacy and practical access:

The city center, with all the amenities of everyday life (schools, kindergartens, post office, restaurants and cafes), is within walking distance. Rovinj is

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approximately a 15-minute drive away, and access to the motorway is only 10 minutes.

The property is surrounded by an authentic stone wall.

Upon entering the house, you enter directly into the light-filled, high-ceilinged, beamed living room that seamlessly combines living, cooking and dining.

This living room with fireplace exudes warmth and elegance and offers access to the surrounding terrace and the 40 square meter heated saltwater pool.

The kitchen has been designed with a special emphasis on aesthetics and functionality:

The space with appliances such as the oven and microwave is discreetly separated and visually "hidden", giving the open space an elegant and tidy feel.

This solution complements the interior design, enhances the feeling of space and ensures high everyday practicality.

The house has three bedrooms, two of which have en-suite bathrooms. The master bedroom also has a walk-in closet with access to the terrace and pool.

Maximum functionality is offered by the connection of the house directly from it through the Utility Room with washing machine, dryer and freezer which is directly connected to the large garage and exit to the outside. Inside the garage is also a tool room.

The house also includes a pantry, storage room and a spacious covered area for storing firewood and garden equipment.

The garden is lovingly landscaped and easy to maintain, with an automatic irrigation system and a robotic lawnmower.

Of particular note is the approximately 20 square meter outbuilding with pool equipment, outdoor shower and spacious sauna. The shady and inviting sundeck is perfect for relaxing.

A fully equipped summer kitchen with fireplace is located right next to the house and can be used all year round.

Additional benefits include two carports (one with space for a camper).

The property is protected by an alarm system with video surveillance.
High-quality mosquito nets are installed on all windows and doors, and the house has underfloor heating with heat pump and air conditioning.

The property offers direct sea views and daily unforgettable sunsets, which makes this home truly unique.

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This unique and high-quality house is the perfect choice for those looking for peace, privacy and a luxurious lifestyle in Istria - a property that deserves your attention.