

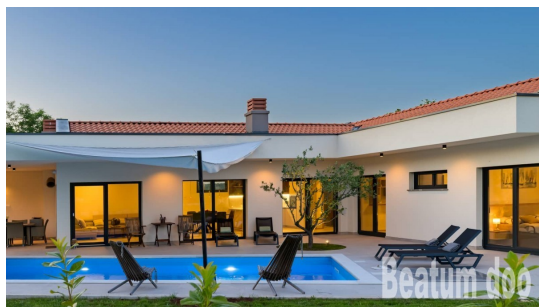
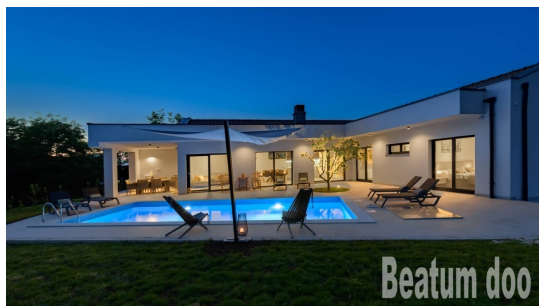
BEATUM d.o.o.

Gradska Vrata 32, 52466 Novigrad

mail: info@beatum.hr

web: www.beatum.hr

info: +385 91 201 7329 | ++385 52 758 170



Code :	03364
Location :	Rovinj
Building size :	140 m2
Lot size :	700 m2
Distance from center :	4000 m
Distance from sea :	4000 m
Number of floors :	0
Number of bedrooms :	3
Number of bathrooms :	3
Energy efficiency :	A
Parking lot :	Yes
Swimming pool :	Yes
Pantry :	Yes
Furniture :	Yes
Electricity :	Yes
Connected to the city water supply :	Yes
Heating :	Yes
Air conditioning :	Yes
Terrace :	Yes
Garden :	Yes

Price : 750.000 €

The villa is located a few kilometers from Rovinj, combining contemporary design with a natural setting. The villa features three spacious bedrooms and two modern bathrooms and is suitable for families or groups of friends.

A private heated swimming pool is located in the center of the property, surrounded by greenery, with a sunbathing area and outdoor space.

Nearby is the Rovinj-Kanfanar cycling trail, following the route of a former railway line. The trail is suitable for cycling, walking and running and leads towards Rovinj through the surrounding countryside.

The nearest beach is located in Lim Bay, about 3 km from the villa. Guests also have access to an electric e-SUP, suitable for exploring the calm waters and coastline of Lim Bay.

Villa provides a convenient base for exploring Rovinj, Lim Bay and the surrounding Istrian towns, combining seaside activities, outdoor recreation and day trips.