



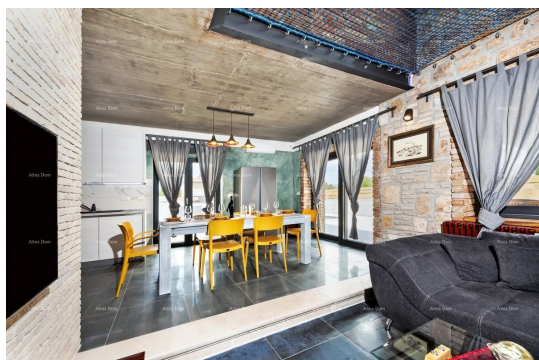
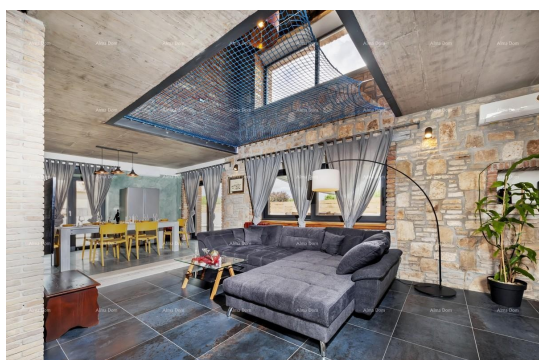
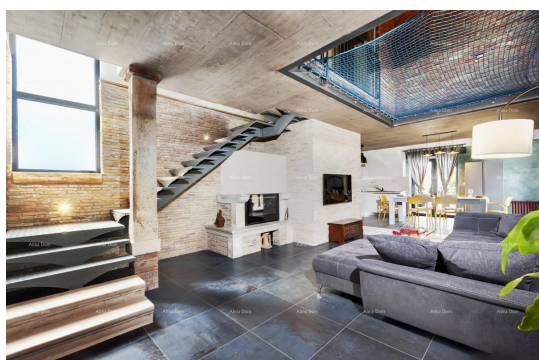
## ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

mail: [azra@almadominvest.com](mailto:azra@almadominvest.com)

web: [www.almadominvest.com](http://www.almadominvest.com)

info: +44 7375 637471 | +385 98 420 885



<b>Code :</b>	20046
<b>Location :</b>	Rovinj
<b>Building size :</b>	240 m2
<b>Lot size :</b>	500 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	Yes
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	3
<b>Year of construction :</b>	2021
<b>Energy efficiency :</b>	A+
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 620.000 €

In the quiet village of Kanfanaru, a 15-minute drive from the city of Rovinj and the Rovinj beaches, there is this beautiful holiday villa with a swimming pool.

The house is located on a plot of 500m2, in which there are several parking spaces, a summer kitchen, a barbecue, as well as a chlorine-free saline pool with a hydromassage bench and a waterfall.

The ground floor of the house consists of a large living room with a thermal fireplace, a kitchen with a dining room, one bedroom and one bathroom. The floor has two bedrooms, each with its own bathroom, while the part of the floor above the living room has a large net where you can stay. Also, due to the height of the ceiling, one room on the first floor has a gallery with two more beds with skylights.

The heating is underfloor, with central radiators, and there is also a 300 liter boiler for water heating. The house also has a central vacuum system, with vents in all rooms, for easy cleaning. There are air conditioners in all rooms (5 air conditioners).

The carpentry throughout the house is aluminum, with three-layer glass, to maximize sound and temperature ins...