









Code :	ISH2455
Location :	Rovinj
Building size :	130 m2
Lot size :	549 m2
Distance from sea :	2000 m
Number of rooms :	4
Year of built :	2024
Heating :	underfloor heating
Energy efficiency :	A

Price :	690.000 €

Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

Accessible bungalow – a true little gem with a pool in a quiet setting

This exceptionally charming and modernly designed bungalow is located in a quiet, picturesque village just 7.5 km from Rovinj – one of the most beautiful towns in Istria. Situated at the edge of the construction zone, in direct proximity to unspoiled nature, this elegant single-level home offers a perfect combination of privacy, comfort, and closeness to the sea. It is ideal for those seeking a personal retreat, as well as for investors looking to acquire a high-quality property with strong tourism potential.

The house was designed with great care, with particular attention to functionality, spaciousness, and natural light. The entrance area harmoniously separates the living and sleeping quarters, creating a pleasantly structured layout.

The sleeping area consists of three bright and comfortable bedrooms, as well as two modern, fully equipped bathrooms. All bedrooms are intentionally positioned slightly apart to ensure maximum peace and privacy. Each room offers direct access to the pool area and provides beautiful views of the surrounding forest and landscaped garden. They are equipped with high-quality Daikin inverter air-conditioning units, ensuring a pleasant indoor climate throughout the year.

The living area impresses with its generous open floor plan: a modern kitchen, dining area, and a cozy living room with a prepared chimney connection – ideal for atmospheric winter evenings. Large glass fronts flood the space with natural light and offer stunning views of the garden, pool, and the surrounding meadows and woodlands. From the living room, you can access two terraces: one perfect for gatherings, BBQs, and outdoor dining, and the other offering direct access to the sun terrace and the private pool.

Accessibility – Ideal for Wheelchair Users

As a fully single-level home – without steps, featuring wide doorways, ample maneuvering space, and easily accessible terraces – this property is particularly well-suited for people with special needs and those who rely on a wheelchair. The entire interior, exterior, and access areas are designed to be extremely comfortable and low-barrier. This makes the house a rare opportunity to combine comfort, modern architecture, and accessibility under one roof.

The outdoor area is low-maintenance, making it ideal for permanent residents as well as for tourist rental. The surrounding nature ensures peace, greenery, and a feeling of spaciousness.

Additional features include shutters, a private parking space, and a large storage room.

This property offers an exceptionally attractive package: perfect as a family residence, a luxurious holiday home, or a high-quality investment. Modern architecture, natural surroundings, a barrier-free design, and the proximity to Rovinj make this house a unique opportunity on today's market.

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