Villa
Rovinj, Istria

Adrionika
Real Estate in Croatia

Tel: +385 91 357 3071 Viber, Whatsapp
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www.adrionika.com

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Ref	RE-U-27425
Type	Villa
Region	Istria › Rovinj
Location	Rovinj
Front line	No
Sea view	No
Distance to sea	500 m
Floorspace	121 sqm
Plot size	566 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 650 000

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Promotion!
Former price was 726 000 eur! New price is 650 000 eur!
Hot offer! Urgent sale!

New villa with swimming pool in Rovinj for sale, 500 meters from the sea only!
Total area is 121 sq.m. Land plot is 566 sq.m.
Villa is just completed in 2023-2024.
The villa is located in a quiet street but close to all amenities.
This is an ideal opportunity for those who like interior decoration of their own choice, as the property is being sold in the condition shown in the photos.
In the ground floor there is a hallway, an open space living room with a kitchen and a dining room from which access to the terrace and the yard itself is possible. In addition to the above, there is also a bedroom, bathroom and storage room on the ground floor.
The stairs lead to the first floor, where there are two more bedrooms with their own bathrooms and terraces.

Installations for air conditioners as well as preparation for the heat pump have been installed, the future owner remains to choose the type of heating.
Access to the yard is possible through the house itself or through the outer part where the 23 m2 swimming pool is located.
The yard offers another outdoor storage area, where a place for the pool's boiler room is provided, and there is also space for barbecue and outdoor activities.
The first beach is a maximum of 7 minutes' walk away, and all facilities are available within walking distance.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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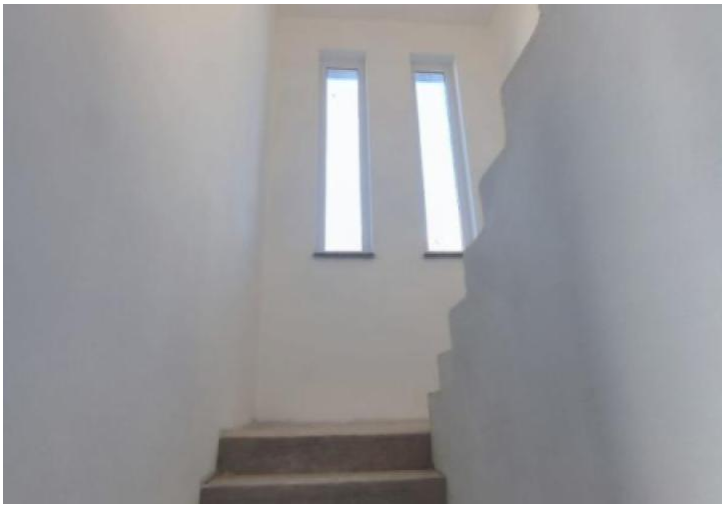

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