

# Villa

## Rovinj, Istria



<b>Ref</b>	RE-U-31019
<b>Type</b>	Villa
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Rovinj
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	5000 m
<b>Floorspace</b>	550 sqm
<b>Plot size</b>	3521 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 740 000

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Villa with a large garden in Rovinj area, mere 5 km from the sea!  
Total area is 550 sq.m. Land plot is 3521 sq.m.

A distinctive feature of this location is its tranquil setting in a quiet part of the village, surrounded by nature, yet just a few minutes away from Rovinj and stunning beaches.

The villa's unique floor plan seamlessly integrates with the landscape.

It is conceptually divided into two units, residential and commercial, with a total of 10 rooms.

Since the property is being sold in an unfinished state, the use of the spaces can be customized according to personal preferences.

The first floor offers space for two bedrooms, each with its own bathroom and access to a beautiful terrace with a stunning view.

This house is an excellent investment for tourism, given its location, or as a family home in an idyllic setting.

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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Price per m<sup>2</sup>:  
1345 €

Average price/m<sup>2</sup> of this type  
in this region:  
3529 €

Median price/m<sup>2</sup> of this type  
in this region:  
3344 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €



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