

# Villa

## Rovinj, Istria



<b>Ref</b>	RE-U-32498
<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>	7500 m
<b>Floorspace</b>	127 sqm
<b>Plot size</b>	820 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 750 000

# Villa

## Rovinj, Istria



Traditional style villa in Rovinj area, 7 km from the sea.  
Total area is 127 sq.m. Land plot is 820 sq.m.  
House is just constructed in 2024 in an Istrian traditional design.

The ground floor, covering 86.10 m<sup>2</sup>, includes a covered entrance, a bathroom, an entrance hall, a spacious open-plan area that combines the living room, kitchen, and dining room, and a small pantry (storage area).

An internal staircase leads to the upper floor, which measures 41.11 m<sup>2</sup> and consists of a hallway and two bedrooms, each with its own bathroom.

From the living room, you step out into a charmingly landscaped garden featuring a large pool, 8.5 meters in length, and a summer kitchen with a fireplace, perfect for enjoying time with family and friends.

The property includes several parking spaces. The house is fully enclosed and located at the edge of the neighborhood, offering privacy and tranquility for future owners. Heating and cooling are provided via air conditioning units.

This ideal property is perfect for a young family or as a tourist rental business opportunity!

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.

# Villa

## Rovinj, Istria



Price per m<sup>2</sup>:  
5906 €

Average price/m<sup>2</sup> of this type  
in this region:  
3532 €

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

Average price/m<sup>2</sup> of this type  
in Croatia:  
4350 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3865 €

# Villa

Rovinj, Istria



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



# Villa

## Rovinj, Istria



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

# Villa

## Rovinj, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)



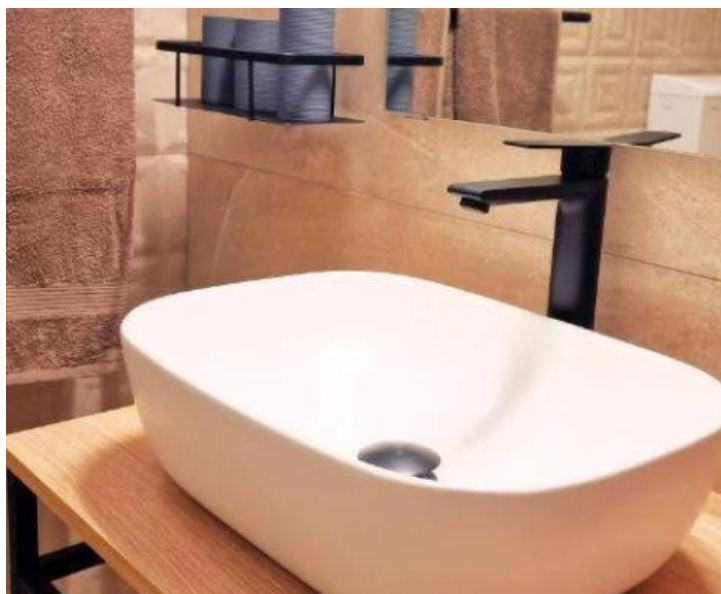
# Villa

## Rovinj, Istria



# Villa

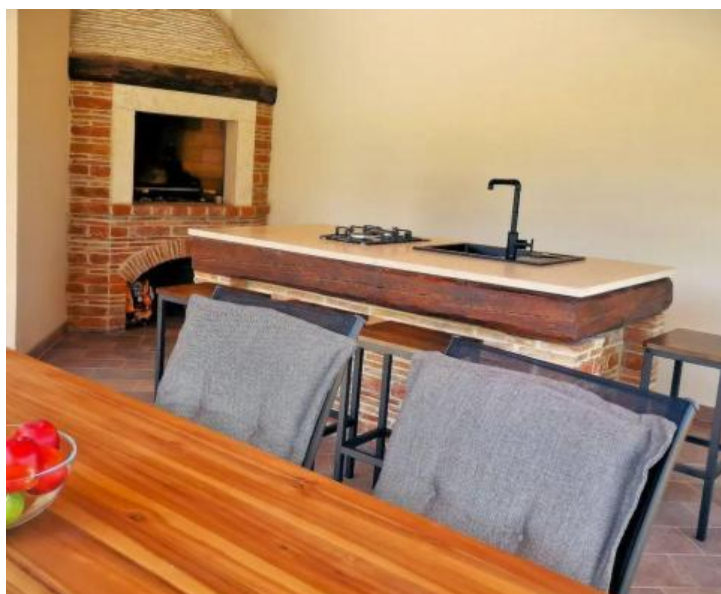
## Rovinj, Istria





# Villa

## Rovinj, Istria



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

# Villa

## Rovinj, Istria





# Villa

## Rovinj, Istria

