

Villa

Rovinj, Istria



Ref	RE-U-36408
Type	Villa
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Sea view	No
Distance to sea	6000 m
Floorspace	236 sqm
Plot size	755 sqm
No. of bedrooms	4
No. of bathrooms	2
Price	€ 549 000

Discounted!

Old price was 599 000 eur, new price is 549 000 eur!

Villa in Rovinj, 6 km from the sea!

Total area is 236 sq.m. Land plot is 755 sq.m.

The picturesque and charming town of Rovinj, located on the western coast of the Istrian peninsula, was once a port and fishing village. Today, it stands as one of the most developed tourist destinations, blending a unique mix of tradition and modernity. Rovinj successfully combines its fishing village roots with contemporary tourist trends, a rich culinary scene, and a high standard of hospitality services. This makes it a magnet for numerous visitors year after year, achieving a record of 3 million overnight stays in recent seasons. Many visitors keep coming back, so why not become the owner of a valuable property in this enchanting town?

In the surroundings of this beautiful town, a charming newly built villa with a pool is for sale, surrounded by beautiful forests and meadows, providing ample privacy and tranquility for a carefree lifestyle!

The villa is a detached two-story home, offering living space through a main residence and an additional apartment.

Main Residence: The main residence spans 186.54 m² and extends across the ground floor and upper level. The ground floor features an open-concept layout with a spacious kitchen, a dining area, and a large living room, perfect for enjoying time with family. The terrace access allows for seamless connection to the outdoor summer kitchen and the pool—particularly convenient during the warm months when outdoor living is a daily activity. Additionally, the ground floor includes a hallway leading to a guest toilet and an internal staircase connecting the ground and upper floors. Upstairs, there are three beautiful bedrooms connected by a hallway and a shared bathroom. The master bedroom features a walk-in closet of 7.50 m² and opens onto a large terrace offering uninterrupted views of nature. Another bedroom also has access to the terrace.

Second Residence: The second residence is a cozy 50 m² apartment spread over two floors with a separate entrance, making it ideal as a guest suite. The ground floor includes a kitchen, a living and dining area, a small guest toilet, and internal stairs leading to the upper floor. Upstairs, there is a bedroom with its own bathroom.

The property sits on a 755 m² land plot, featuring a summer kitchen for outdoor dining. After dining, you can enjoy a lovely heated pool of 32 m² (4m x 8m), which allows for swimming even in spring and fall, extending the tourist season if the property is purchased for rental purposes. For vehicles, the property provides two parking spaces, one of which is covered.

Built in 2020, the house is fully equipped and is being sold as such. It features underfloor heating through a heat pump and air conditioning.

The nearest beach is 6 kilometers away, and Rovinj is just a 15-minute drive.

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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.

Price per m²:
2326 €

Average price/m² of this type
in this region:
3527 €

Median price/m² of this type
in this region:
3325 €

Average price/m² of this type
in Croatia:
4350 €

Median price/m² of this type
in Croatia:
3866 €

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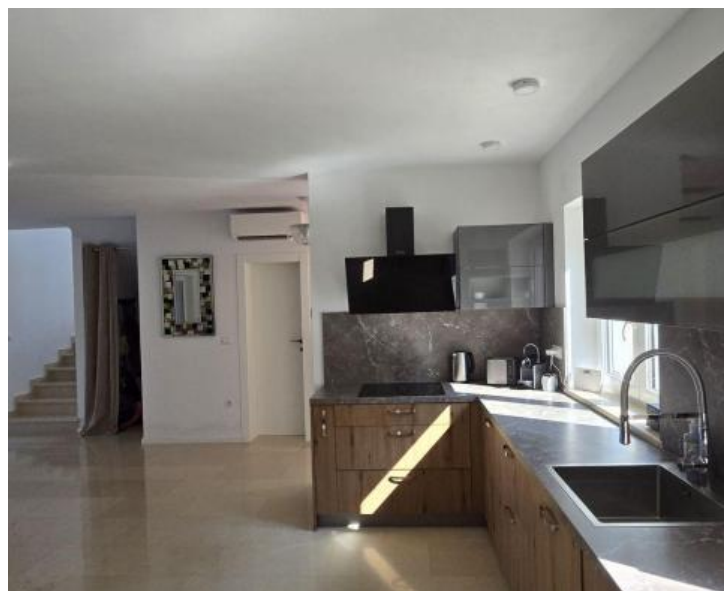
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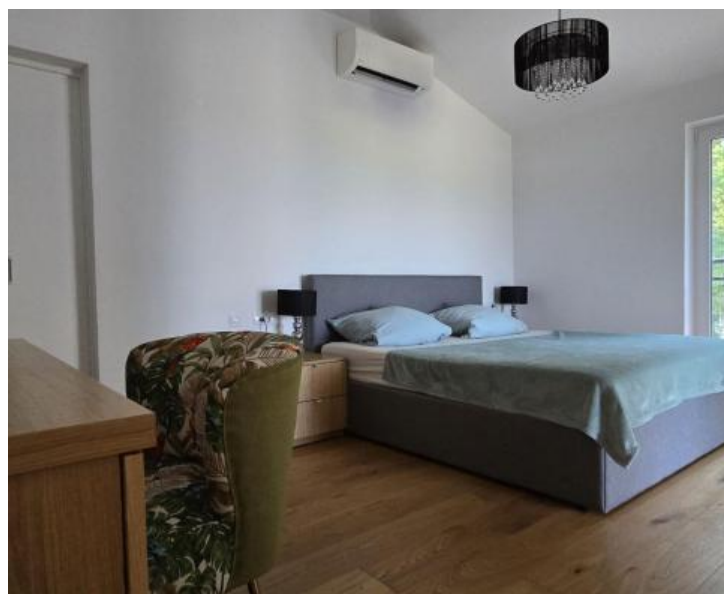
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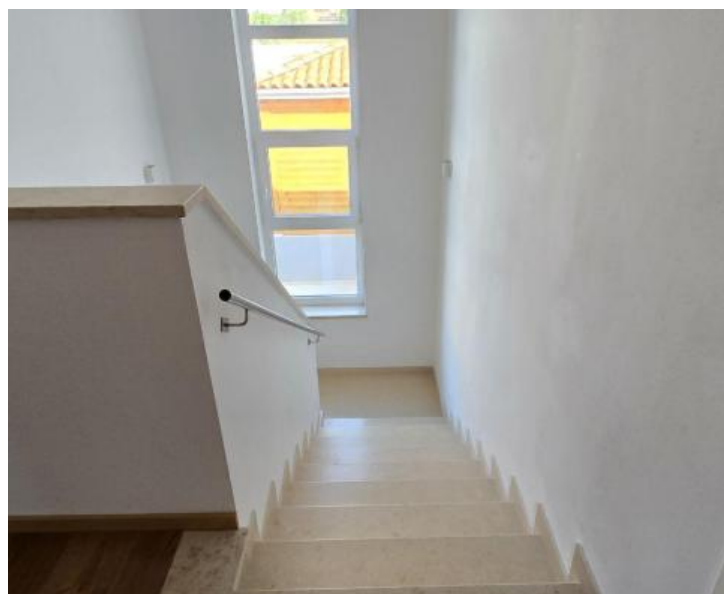
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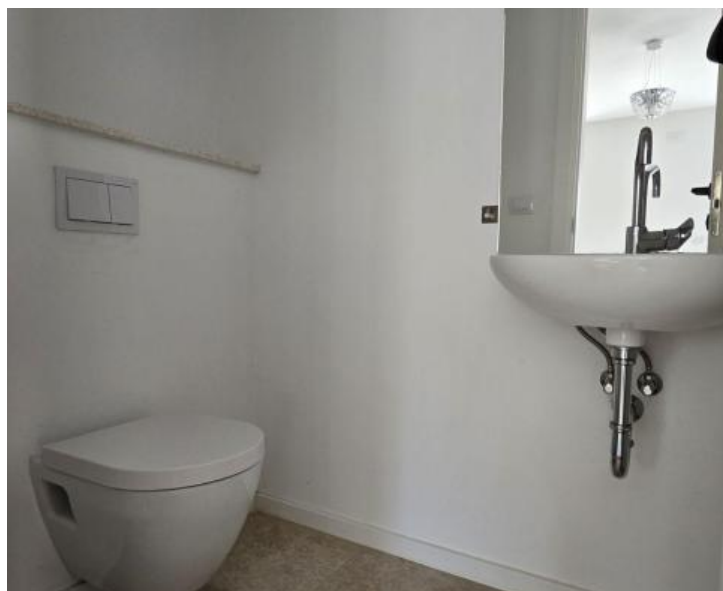
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