

# Apartment

Rovinj, Istria



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## Rovinj, Istria



<b>Ref</b>	RE-U-33909
<b>Type</b>	Apartment
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Rovinj
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	750 m
<b>Floorspace</b>	72 sqm
<b>Plot size</b>	42 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 299 000

Cheap apartment in Rovinj, 750 meters from the sea!

This high-quality apartment offers a total of 40 m<sup>2</sup> of living space and is located just 750 meters from the nearest beaches. Situated in a smaller residential building, it provides everything needed for a secure and peaceful stay, making it an ideal option both as a private residence and as a tourist investment with a guaranteed return.

The apartment features an open-concept living space without partition walls, creating a spacious and sunlit living room, a cozy dining area, and a modern, fully equipped kitchen. It also includes three comfortable bedrooms and a well-sized bathroom.

One of the most attractive aspects of this property is the large 42 m<sup>2</sup> front yard, perfect for outdoor relaxation and entertainment, sunbathing, or enjoying your favorite book.

### **ADDITIONAL INFORMATION:**

- The apartment is sold fully furnished, as shown in the photos.
- The beaches are only 750 meters away.
- The apartment has clear ownership, 1/1, without any encumbrances, is registered, and the building has all the necessary documentation.
- Conveniently located near all essential amenities.

### **LOCATION DESCRIPTION:**

This apartment is situated in an exclusive location, offering its future owners maximum peace and privacy away from crowds and noise, yet just a few steps from the romantic and always lively center of Rovinj.

It is an ideal choice for those seeking a private residence as well as for those looking for a secure and profitable investment in a tourist property. All the amenities needed for daily life are just a short walk away, eliminating the need for a car during your stay. Additionally, some of Rovinj's most famous beaches are just 750 meters from the apartment, and the city center is a mere 3 to 4-minute stroll away.

For any further questions, information, or to schedule a viewing, feel free to contact us at any time.

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>:  
4153 €

Average price/m<sup>2</sup> of this type  
in this region:  
5114 €

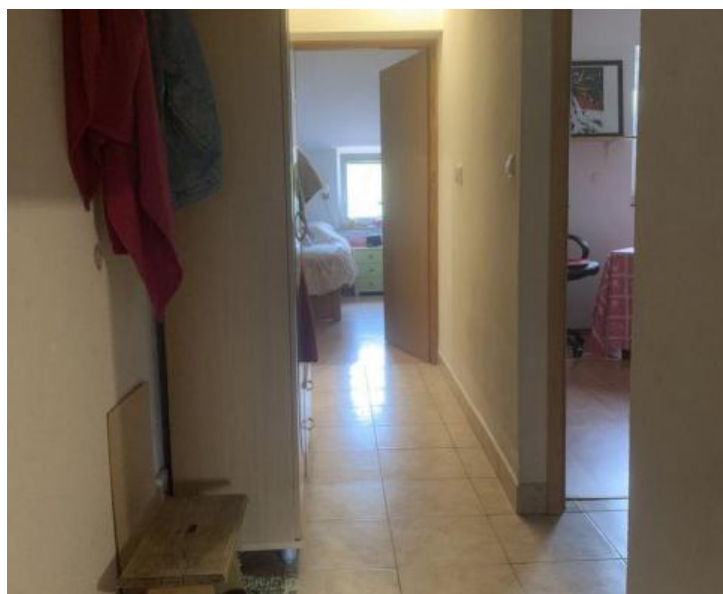
Median price/m<sup>2</sup> of this type  
in this region:  
5200 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4488 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4159 €

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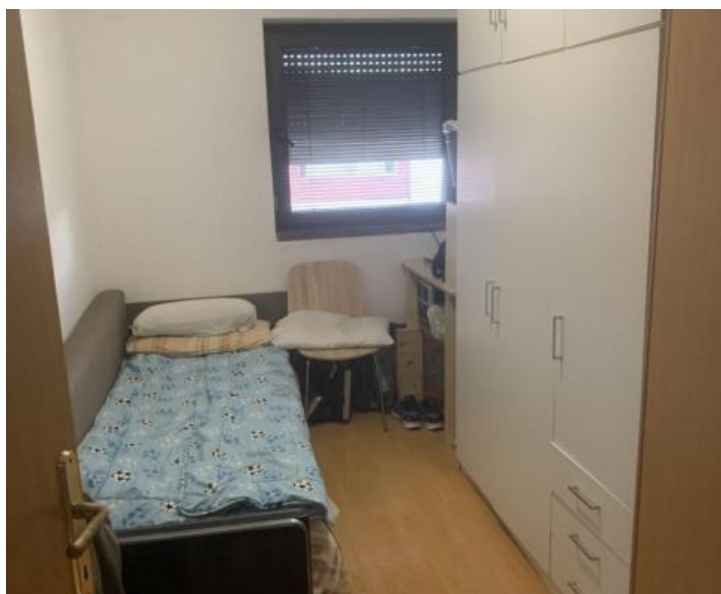
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