

# Villa

## Rovinj, Istria



<b>Ref</b>	RE-U-34068
<b>Type</b>	Villa
<b>Region</b>	Istria › Rovinj
<b>Location</b>	Rovinj
<b>Front line</b>	No
<b>Distance to sea</b>	90 m
<b>Floorspace</b>	171 sqm
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 750 000

Floor of a building with a garden in the city center of Rovinj, only 90 meters from the sea!

The property of 171 sq.m. is situated in the historic heart of Rovinj, nestled between the coastal promenade and the renowned shopping street, Carera. The popular Rovinj promenade and the baroque Basilica of St. Euphemia are just a short walk away, while numerous art galleries, shops, bars, and restaurants are conveniently nearby.

This space is located on the first floor of an authentic building that spans the ground floor and three upper levels.

It comprises two residential units, currently combined into a spacious, designer-furnished office space with two separate entrances. Each unit is equipped with individual meters for electricity and water usage. Additionally, the floor includes access to a garden located behind the building.

This property presents an excellent investment opportunity, as well as a potential home for family living. The seller of the property is a legal entity.

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 m<sup>2</sup>:  
4386 €

Average price/m<sup>2</sup> of this type  
in this region:  
3527 €

Median price/m<sup>2</sup> of this type  
in this region:  
3325 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4364 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3866 €

# Villa

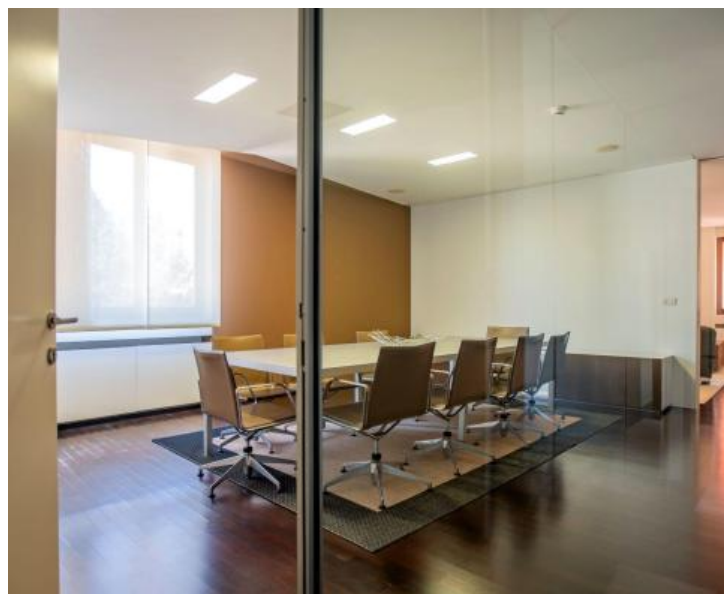
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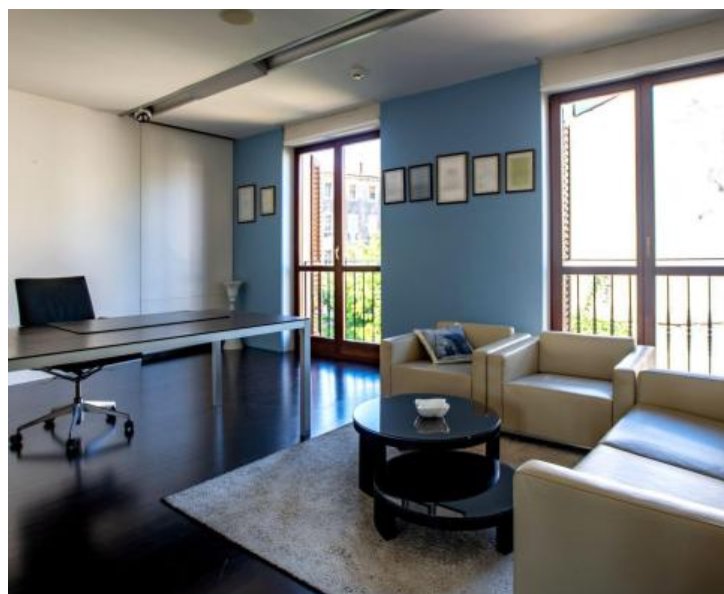
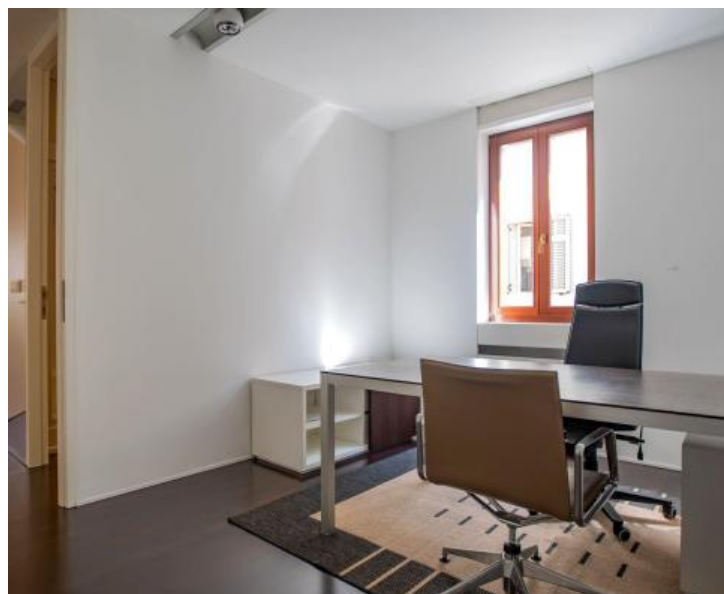
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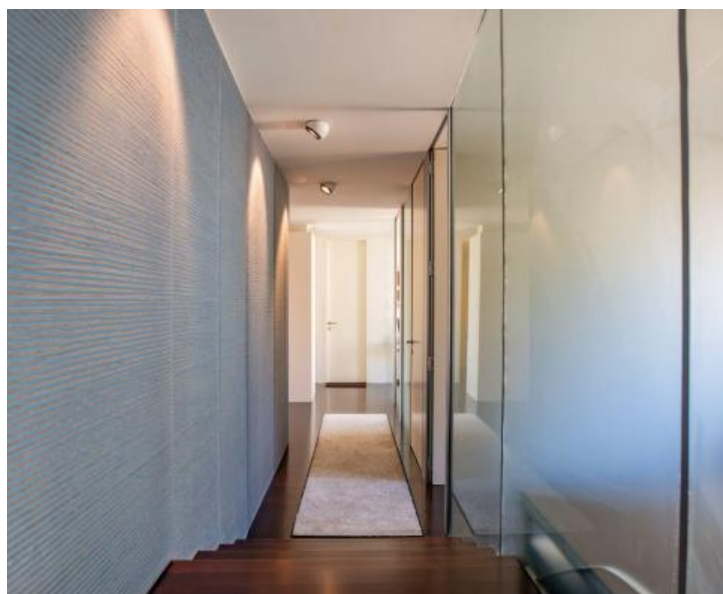
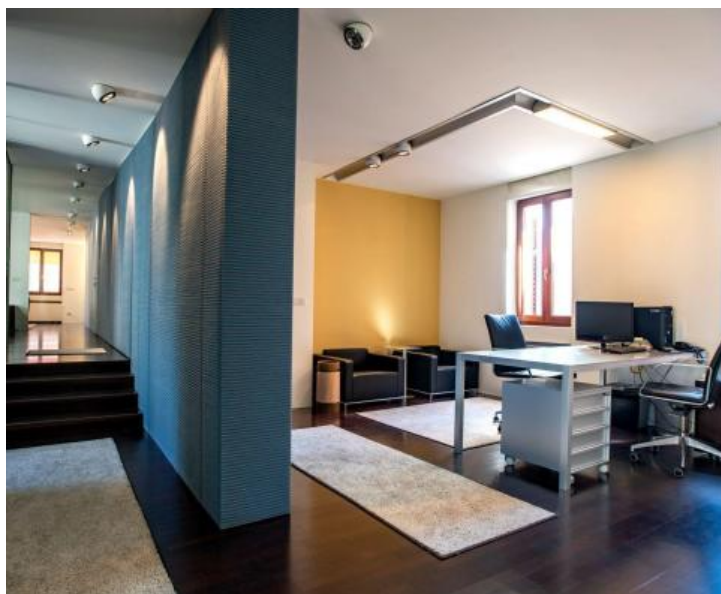


Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)



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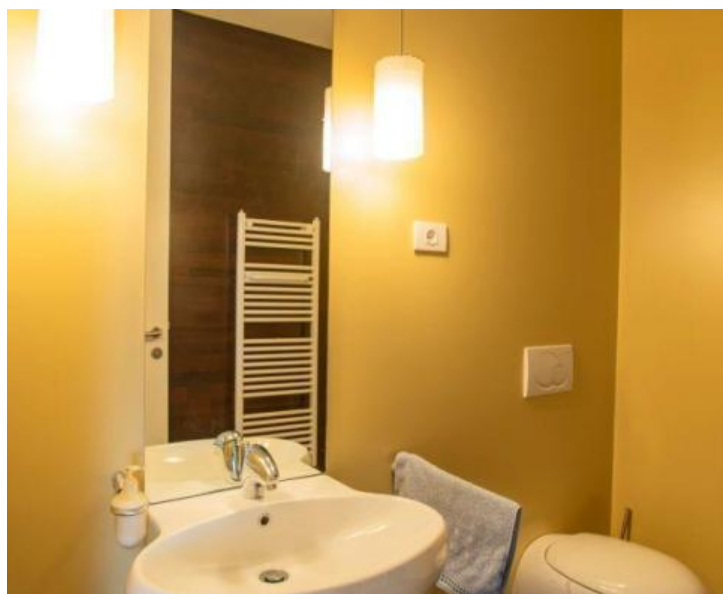
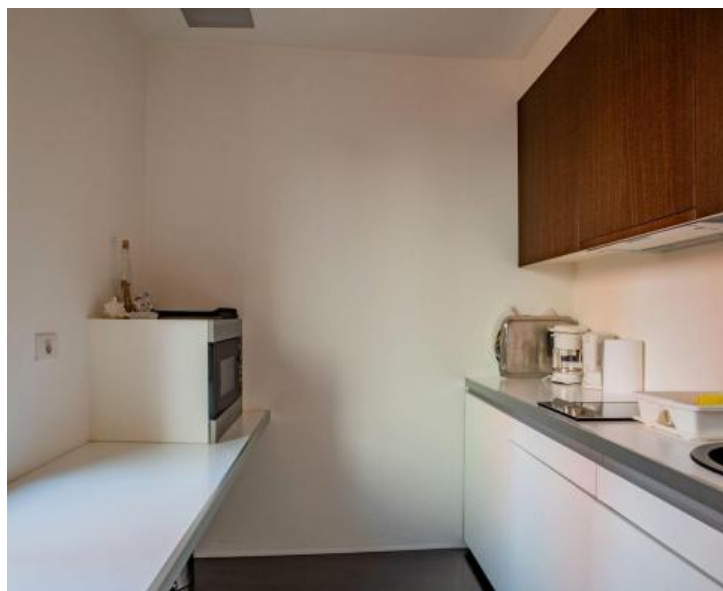
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Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com

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