

# Villa

## Rovinj, Istria



<b>Ref</b>	RE-U-36519
<b>Type</b>	Villa
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Rovinj
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	200 m
<b>Floorspace</b>	362 sqm
<b>Plot size</b>	667 sqm

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<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 899 000

### **Exclusive House Just 200 Meters from the Beach in Super-Popular Rovinj!**

The picturesque and charming town of Rovinj, one of the most attractive destinations in Istria, boasts a historic old town under UNESCO protection. It has long inspired romantics and artists and is one of Croatia's most developed tourist locations.

Situated on the western coast of Istria, Rovinj is known for its uniquely indented archipelago, featuring 14 islands and six islets along 67 kilometers of coastline, which is a protected natural heritage site. With its stunning coastline, mild Mediterranean microclimate, excellent gastronomy, year-round cultural events, and welcoming locals, Rovinj is a truly magical destination.

Located in the shade of a protected park forest in a small bay, this exclusive house, just 200 meters from the beach, is now for sale.

Total area of this villa is 362 sq.m., land plot is 667 sq.m.

In addition to its exceptional location, the property features modern architectural design and top-tier construction, ensuring long-term satisfaction and quality living.

#### **Property Details:**

The spacious house spans three levels—basement, ground floor, and first floor—and includes:

- A living area
- Six bedrooms
- A home office
- Four bathrooms and two guest toilets
- A room with a sauna and shower
- Three storage spaces

The fenced yard is a Mediterranean oasis that offers peace and privacy.

With its prime location, well-thought-out layout, and ample comfort, this property is perfect for tranquil family living or as an investment for tourist rentals.

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>:  
5246 €

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 €



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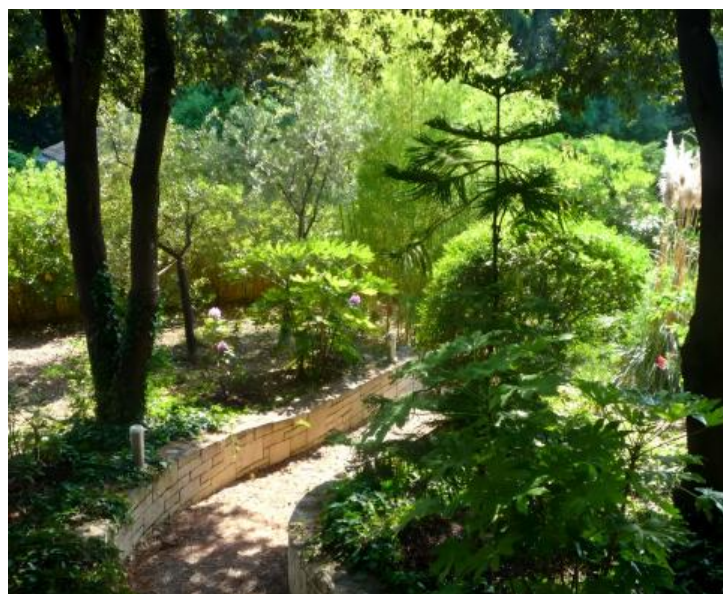
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