

Villa

Rovinjsko Selo, Istria



Ref	RE-U-38432
Type	Villa
Region	Istria > Rovinj
Location	Rovinjsko Selo
Front line	No
Sea view	No
Distance to sea	13000 m
Floorspace	105 sqm
Plot size	497 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 450 000

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Located near the town of Rovinj, this charming house with a swimming pool offers the perfect balance between peaceful Istrian village life and easy access to the vibrant towns of the region. The surrounding micro-location provides an authentic, tranquil atmosphere ideal for relaxation, while still being close to all the attractions and amenities of Istria.

Built with a focus on quality and long-term durability, the property stands out for its timeless architectural design and harmonious integration into the natural landscape. With a total living area of 90 square meters, the house features a stylish and functional open-concept layout that combines the kitchen, dining area, and living room. This central living space opens out to a covered terrace shaded by a pergola, creating a seamless indoor-outdoor flow ideal for enjoying the Mediterranean lifestyle.

The home includes two comfortable bedrooms and two modern bathrooms, all designed with both aesthetics and practicality in mind. An additional 15 square meter auxiliary building sits next to the main house and contains a separate bedroom and bathroom, offering extra space for guests or rental potential.

The landscaped and fully fenced yard spans 497 square meters and is thoughtfully arranged for privacy and leisure. A 24 square meter swimming pool with a sunbathing area adds to the property's appeal, creating a serene retreat for warm summer days.

Whether you're looking for a peaceful permanent residence or a smart investment opportunity for tourism rental, this property's exceptional location, solid construction, and well-planned layout make it an ideal choice in the heart of Istria.

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 m²:
4286 €

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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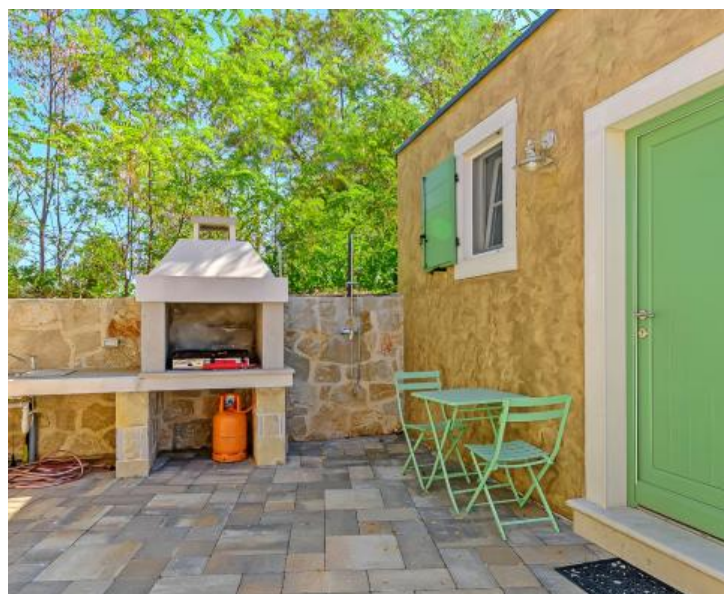
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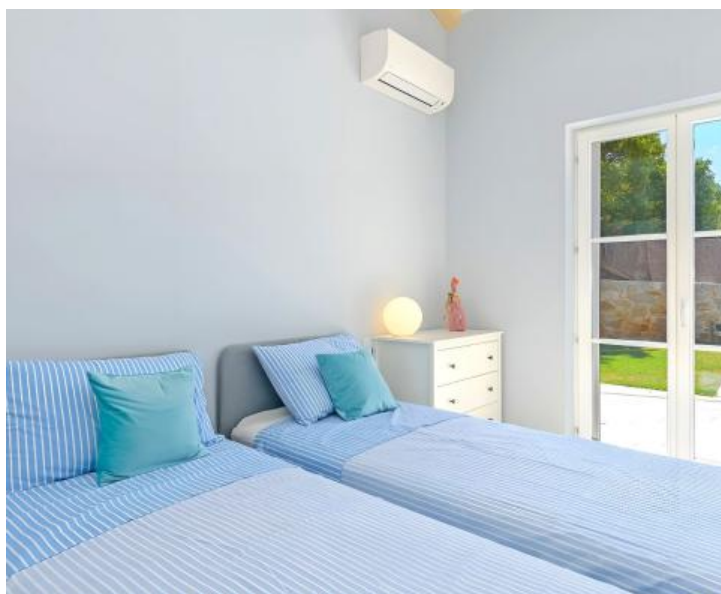
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