

Villa

Krmed, Bale, Istria



Ref	RE-U-8864
Type	Villa
Region	Istria > Rovinj
Location	Krmed, Bale
Front line	No
Sea view	No
Distance to sea	8000 m
Floorspace	360 sqm
Plot size	649 sqm
No. of bedrooms	4
No. of bathrooms	5
Price	€ 800 000

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Impressive rustic villa near Rovinj in Bale/Krmed area!
Unique combination of vicinity to Rovinj and maximum privacy!

Rovinj is currently one of the strongest tourist centers in Istria, and one of the strongest tourist attractions in the Adriatic coast. It is located on the west coast of the Istrian peninsula just 60 km from Slovenian border. It used to be a port and a fishing village, and today it is one of the most developed tourist destinations with its unique combination of traditional and modern. It successfully combines the tradition of a fishing village with modern tourist trends, a rich gastronomic offer and a high standard of tourist service. That is why it attracts many visitors from year to year and records a record 3 million overnight stays in recent seasons. The tourists fall in love with this place and often come back to it again.

This villa is located only a few minutes drive from the center of Rovinj in Krmed, within peaceful green area. This exclusive villa, surrounded by untouched nature, built (in 2016), with an area of 320m² spreads over two floors.

The ground floor has a fully equipped and furnished kitchen with dining area and spacious living room, one bedroom with fireplace, two bathrooms and a terrace with table and chairs.

On the first floor there are three bedrooms, each with its own bathroom and a terrace with sitting furniture. It is fully air conditioned, and in the whole villa you can see the carefully selected Istrian details that adorn it. In the outer part there is a summer kitchen with barbecue and toilet, swimming pool of 40m² with built-in hydromassage system, sun deck and a spacious and carefully landscaped garden of 600m². Villa has proper winter heating with radiators and air-conditioning for the summer.

It is newly built in 2016.

Villa is perfect for private accommodation and for rental purposes, should you decide to rent it out.

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:
2222 €

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:
4364 €

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

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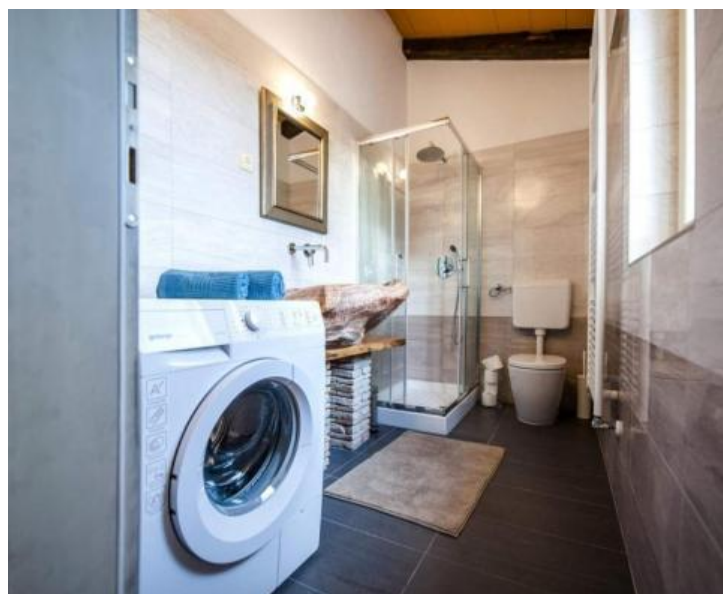
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