

Villa

Rovinj, Istria



Ref	RE-U-5457
Type	Villa
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Sea view	Yes
Distance to sea	150 m
Floorspace	352 sqm
Plot size	337 sqm
No. of bedrooms	5
No. of bathrooms	3
Price	€ 835 000

Villa

Rovinj, Istria



Solid building for sale in Rovinj just 150 meters from the sea!

Completely refurbished in 2019.

Total area is 352 sq.m. Land plot is 337 sq.m.

Lower level: salon, dining with kitchen, two terraces (one of them with BBQ zone and outdoor dining), separate block with bedroom, bathroom and terrace opening to the garden.

Middle level: hall, three bedrooms, bathroom, two balconies.

Upper level has 110 sq.m. of roh-bau space. It can be subdivided two two bedrooms, bathroom, storage space, spacious salon within dining and kitchen and terrace.

In general there are two possibilities:

- to rebuilt the villa into luxury modern family villa with 4-5 bedrooms with bathrooms-en suite, sauna, fitness, spacious salon, dining, kitchen and other spaces
- to turn it into high-class apart-building for renting purposes with 3-4 rental units

It is up to you to decide, which model to choose.

It is a great investment anyway, taking into account that Rovinj is a 5***** star destination with rising popularity.

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 m²:
2372 €

Average price/m² of this type
in this region:
3529 €

Median price/m² of this type
in this region:
3344 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

Villa

Rovinj, Istria



Villa

Rovinj, Istria



Villa

Rovinj, Istria



Villa

Rovinj, Istria



Villa

Rovinj, Istria



Villa

Rovinj, Istria



Villa

Rovinj, Istria



Villa

Rovinj, Istria



Villa

Rovinj, Istria



Villa

Rovinj, Istria



Villa

Rovinj, Istria



Villa

Rovinj, Istria



Villa

Rovinj, Istria



Villa

Rovinj, Istria



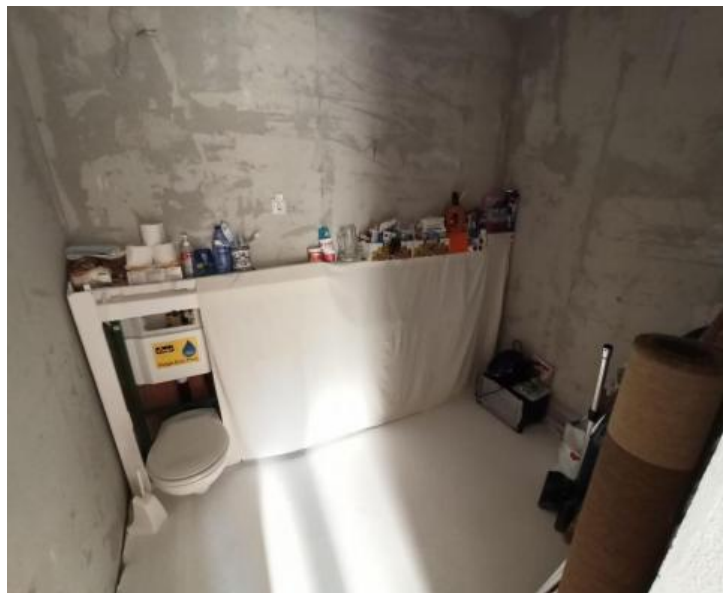
Villa

Rovinj, Istria



Villa

Rovinj, Istria



Villa

Rovinj, Istria



Villa

Rovinj, Istria



Villa

Rovinj, Istria



Villa

Rovinj, Istria



Villa

Rovinj, Istria

