

Villa

Rovinjsko Selo, Rovinj, Istria



Ref	RE-U-11744-14753
Type	Villa
Region	Istria > Rovinj
Location	Rovinjsko Selo, Rovinj
Front line	No
Sea view	Yes
Distance to sea	6000 m
Floorspace	258 sqm
Plot size	1203 sqm

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No. of bedrooms	6
No. of bathrooms	2
Price	€ 727 000

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Beautiful villa with open sea view and swimming pool in Rovinsko Selo which has become an urbanization of prestigious luxury villas over last 10 years.

The total size of the house is 258 m2 located on as many as 1203 m2 beautifully landscaped garden.

The villa consists of two separate apartments, the first apartment is on the ground floor and the second apartment is located on the first floor.

Entering the ground floor of the house we enter the first apartment. The lower apartment consists of a living room with kitchen, one toilet, bathroom, two bedrooms, storage room and wardrobe. The rooms have parquet that is healthy and preserved, and through the apartment on the ground floor it is possible to go to the terrace with a beautiful sea view. Heating is via air conditioning, and in addition to air conditioning throughout the house is central heating. In the living room there is also a stove with which you can heat with wood or pellets. Outside the house there is a staircase leading to the first floor where the second apartment is located. The upper apartment consists of a kitchen and dining room, living room, storage room, toilet, bathroom and four bedrooms, one of which has access to the terrace. The upper terrace offers an unforgettable view of the sea and the Istrian hills. Air conditioners and central heating are installed throughout the house, and the house has all the necessary infrastructure and additional systems such as an alarm system with sensors and the Internet.

The garden is arranged and regularly maintained. Behind the house is a 12x4 meter swimming pool with Roman stairs and a mosaic built in 2018.

In the rest of the yard there is a garden with several types of plants such as palm trees, magnolias, pomegranates and olive trees, then a summer kitchen (tavern) with a fireplace and its own private wc and a small house with tools that can be converted into another species. object. From the side of the swimming pool, it can be lowered into the basement, which is decorated and has its own air conditioning, and can be used to store various inverters from the pool and garden maintenance devices. In addition to the summer kitchen, there is a covered parking space for two cars, while at least two more cars can be parked in the rest of the yard at the entrance to the yard.

The house currently has its own septic tank, but there is also a sewer that only needs to be connected to the septic tank.

There is automatic irrigation in the whole yard so you don't have to worry about watering the garden and plants, and also on one side of the yard there is a water connection to which it is possible to connect a hose and water the plants by hand.

Rovinjsko Selo village is located near the town of Rovinj and is 6 km from the sea. Rovinj has all the main facilities needed for a comfortable life of every family. Apart from living, the house can also be used for rent during the season, given the popularity of Rovinj which is now Location number One for Croatia and Croatian tourism.

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

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expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
2818 €

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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