

# House

## Rovinj, Istria



<b>Ref</b>	RE-U-12227
<b>Type</b>	House
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Rovinj
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	100 m
<b>Floorspace</b>	90 sqm
<b>No. of bedrooms</b>	3

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**No. of bathrooms**

2

**Price**

€ 350 000

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Romantic stone house in the centre of Old Rovinj town just 100 meters from the sea!

Total area is 90 sq.m. There are four levels in the house.

On the ground floor there is a 1 bedroom apartment with living room, kitchen and bathroom, and next to the apartment there is currently a warehouse/storage space that can become a residential part or office or boutique. External stone stairs lead to the first floor.

On the first floor there is a living room, kitchen and bathroom, and internal stairs leading to the second floor.

On the second floor there are two bedrooms and from one room there are stairs leading to the attic space.

Attic space is not yet arranged.

The property was renovated in 2005 when a new roof, facade and new electricity and water installations were installed.

The house has heating with wood.

Outstanding location - in the city center, which results in proximity to all necessary facilities from shops, banks, post office, restaurants and all important facilities for the life of modern man.

This property is an ideal opportunity for lovers of the city of Rovinj, and in addition to housing itself, there is also the possibility of engaging in tourist rental, since the ground floor apartment has a separate entrance from the rest of the house.

Given you invest additional 20 000- 30 000 eur in re-design, it can become a boutique-property of 5\*\*\*\*\* star location.

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>:  
3889 €

Average price/m<sup>2</sup> of this type  
in this region:  
3688 €

Median price/m<sup>2</sup> of this type  
in this region:  
3176 €

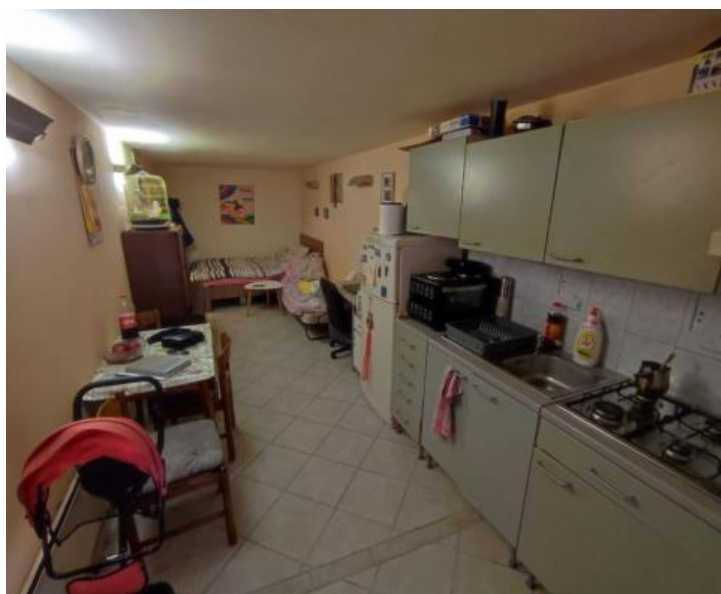
Average price/m<sup>2</sup> of this type  
in Croatia:  
2884 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2590 €



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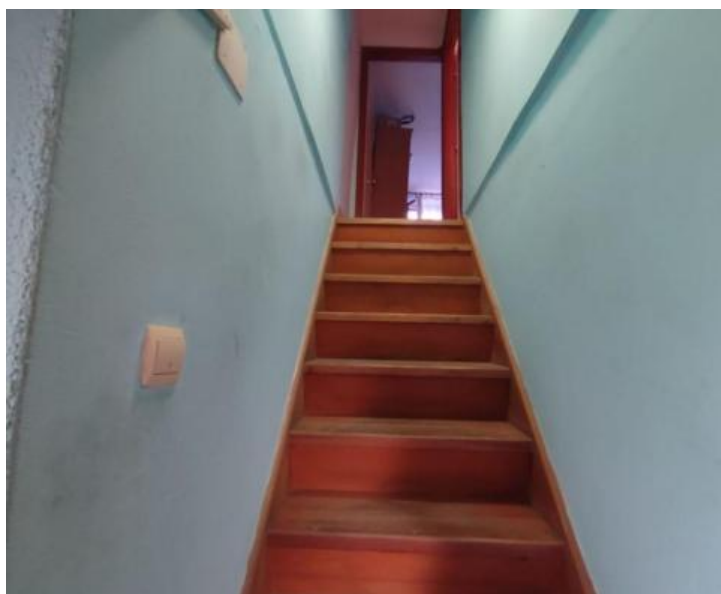
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