

House

Rovinj, Istria



Ref	RE-U-12785
Type	House
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Sea view	Yes
Distance to sea	20 m
Floorspace	183 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 779 000

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Unique house in the old town of Rovinj just 20 meters from the sea!

One of the most popular destinations ever in Croatia offer a wonderful house of 183 sq.m. for sale in the very historic heart of the city.

You will walk the narrow streets of the old town every day and sea the dreams of Medieval times at night.

The house dates back to 1800 and in year 1996 the current owners undertook renovations.

The whole house is interconnected by circular stairs so that from the living room there are two entrances as part of the communication with the rest of the house.

The house spreads over three floors and has a sea view from the upper levels.

Upon entering the house you arrive in a hallway that has an entrance to the living room with kitchen and dining area and a separate entrance where the stairs of the highly prized type of oak wood begin.

The house offers two kitchens, living room with dining area, 2 existing bedrooms + one smaller room that can be a bedroom, 2 bathrooms, 2 terraces and 2 toilets.

The property is equipped with 3 air conditioners and there is a possibility of heating with wood and pellets. On the ground floor from the living room there is a direct exit to the green area which is owned by the municipality. The property offers the possibility of modifications according to your own wishes and creating a different layout of the rooms themselves.

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:
4257 €

Average price/m² of this type
in this region:
3688 €

Median price/m² of this type
in this region:
3176 €

Average price/m² of this type
in Croatia:
2849 €

Median price/m² of this type
in Croatia:
2573 €

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