

# House

## Rovinj, Istria



<b>Ref</b>	RE-U-18160
<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>	300 m
<b>Floorspace</b>	165 sqm
<b>Plot size</b>	4800 sqm
<b>No. of bedrooms</b>	6
<b>Price</b>	€ 570 000

# House

## Rovinj, Istria



Outstanding offer - villa within greenery just 300 meters from the sea in Rovinj area!

Total floorspace is 165 sq.m. Land plot is 4800 sq.m.

House offers three fantastically designed apartments with a view of the greenery.

The house contains:

First floor contains apartment No.1 of 34 m2 + terrace 100 m2, which consists of a living room with kitchen and dining room, bathroom, 2 bedrooms, large terrace of 100 m2.

On the ground floor there are 2 apartments of 68 m2 and 57 m2 and both consist of a living room with kitchen and dining room, 2 bedrooms, bathroom, toilet.

Complete adaptation of the house was undertaken in 2015.

The house has an additional storage area of 23 m2.

Each room has its own air conditioner.

Due to its exceptional location, only 300 m from the sea, a large plot of 4,800 m2 that provides complete peace and intimacy, and proximity to all other facilities, this property represents an opportunity on the market.

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.

# House

## Rovinj, Istria



Price per m<sup>2</sup>:  
3455 €

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:  
2882 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2575 €



# House

## Rovinj, Istria



# House

## Rovinj, Istria





# House

## Rovinj, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

# House

## Rovinj, Istria

