

House

Rovinj, Istria



Ref	RE-U-20696
Type	House
Region	Istria > Rovinj
Location	Rovinj
Distance to sea	500 m
Floorspace	360 sqm
Plot size	626 sqm
No. of bedrooms	5
No. of bathrooms	5
Price	Price upon request

Beautiful and spacious house near the sea and the city center of historical Rovinj, now 5***** star town! Property is just 500 meters from the sea and 1 km from the core of the town!

The most attractive picturesque Istrian town of Rovinj, with its old town center under UNESCO protection, is an eternal inspiration for romantics and artists and one of the most developed tourist destinations in Croatia. It is located on the west coast of Istria and is adorned by a distinctly indented archipelago with as many as 14 islets and 6 rocks along 67 kilometers of coastline, which is a protected natural heritage. A beautiful indented coast, a specific mild Mediterranean microclimate, an excellent gastronomic offer, year-round cultural events and nice and friendly hosts make this small town magical. This house with a garden is located near beautiful beaches and a few minutes' walk from the old town center with its rich offer. It is located in a cul-de-sac, which guarantees peace to its tenants, and the area in which it is located is full of family houses that also own tourist facilities with high occupancy during the summer season.

This property consists of a main house with a family apartment of approximately 300m² in total, two apartments and rooms for rent, and an additional house of 59m² in the yard with another apartment. The family part of the house is located on the first floor and consists of an entrance hall, a spacious living room, a newly renovated kitchen with a dining room, two bedrooms, a bathroom and a storage room. For cooling in the summer months, there are as many as three air conditioners, and the apartment is also equipped with oil central heating. The bathroom is additionally equipped with electric underfloor heating.

The house also has a spacious basement of 60m² under the main house.

On the ground floor of the house there are two tourist apartments with a living room, a kitchen, a bedroom and with outdoor facilities in the form of a terrace and a summer kitchen. There is also one room with a kitchenette. All units are air-conditioned and decorated and have high occupancy during the summer months. In the landscaped garden there is also a separate cottage which is actually an apartment with one bedroom and in addition to air conditioning for the summer, a stove has been installed for heating in the winter, so it is great for living.

When it comes to the garden, it follows the decoration of the house and every space is used to the best of its ability, including summer kitchens, various terraces, and everything is decorated and abundant with greenery and Mediterranean plants.

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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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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