

Villa

Rovinjsko Selo, Rovinj, Istria



Ref	RE-U-23988
Type	Villa
Region	Istria > Rovinj
Location	Rovinjsko Selo, Rovinj
Front line	No
Sea view	No
Distance to sea	8000 m
Floorspace	256 sqm
Plot size	655 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 400 000

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New villa in Rovinjsko Selo, Rovinj area, 8 km from the sea - great location and price.

Total area is 256 sq.m. Land plot is 655 sq.m.

The property is characterized by a convenient location, quality of construction and modern design, which is characterized by a regular geometric form and regular lines in the space, as well as a modern interior with a compact floor plan and airy space.

The house with a total net area of 174 m² is divided into three floors; the utilitarian space and the billiard room are located in the basement, while the entrance is located on the ground floor level, which consists of an open concept space that unites the kitchen, dining room and living room with access to a covered terrace and summer kitchen, a guest toilet and a bedroom with its own bathroom.

On the first floor there is a storage room and three bedrooms with private bathrooms and exits to a spacious terrace or balcony.

Complete harmony and comfort has been achieved with a minimalist garden, which contains a swimming pool of 32 sq.m. with a sun deck lounge.

The location, structure and comfort make this property an ideal opportunity for a peaceful family life as well as an investment for the purpose of tourist rental.

The stated price refers to the stage of high roh-bau condition and will increase according to the progress of the construction.

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:
1563 €

Average price/m² of this type
in this region:
3538 €

Median price/m² of this type
in this region:
3344 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3846 €

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