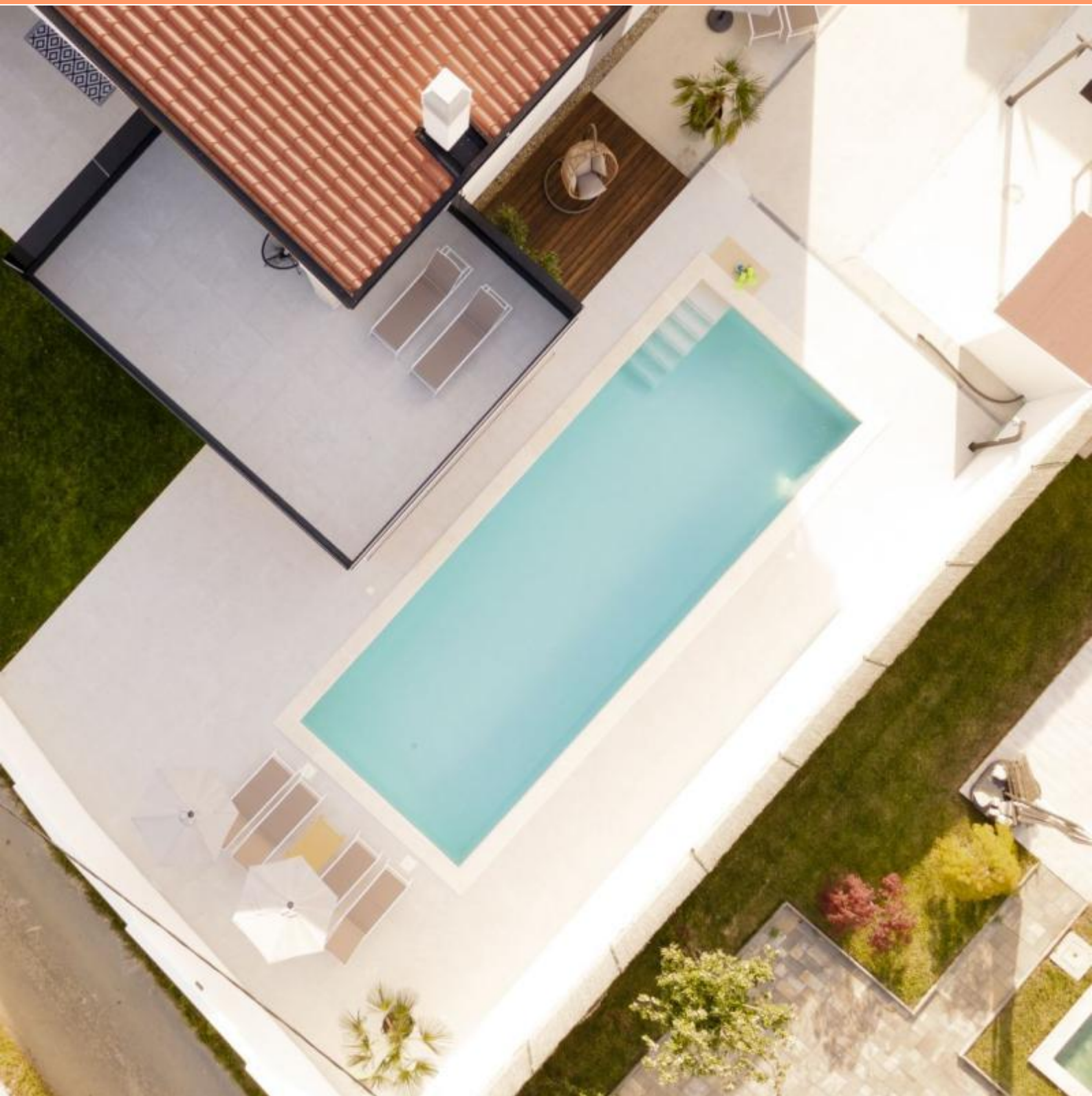


Villa

Rovinj, Istria



Ref

RE-U-35528

Villa

Rovinj, Istria



Type	Villa
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Sea view	No
Distance to sea	6000 m
Floorspace	230 sqm
Plot size	748 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 635 000

Modern villa with swimming pool in Rovinj area, 6 km from the sea!
Rovinj area is always a good investment!

This modern villa with a heated swimming pool is for sale in a quiet village not far from the town of Rovinj. The building has a total area of 230 m² and consists of two floors, ground floor and first floor. The ground floor consists of an entrance hall, a storage room, a bathroom, a bedroom with a private bathroom that is adapted for people with disabilities, a spacious living room with a kitchen and dining room in an open concept with direct access to a covered terrace and a garden that is ideal for entertaining and relaxing with friends and family. A beautiful and wide staircase leads to the first floor, which consists of three bedrooms and two bathrooms. The master bedroom has a private bathroom and access to a spacious balcony.

All rooms are comfortable and air-conditioned, and in the living room there is a possibility of installing a fireplace or other heating source. Heating and cooling is via air conditioning and that is quite enough because the house is of quality prefabricated construction. The villa is well furnished and equipped and is being sold as such.

The garden of 648 sq.m. is landscaped and fenced. Next to the house is a heated swimming pool of size 11 X 4 m or 44 m² with a sun deck.

The landscaped garden has an irrigation system. Some of the features are the electric portun for parking and the electric blinds in the house.

The property has completed the first phase of video surveillance installations. There is parquet flooring in the bedrooms, and ceramics are installed in the rest of the house. This villa has three to four parking spaces.

There is a charging station for electric cars nearby.

This lovely villa represents an excellent opportunity for family life, a luxurious vacation from the stress of city life in the Mediterranean climate or as a financial investment for rental.

The special feature of this location is that it is located in a small, beautiful village surrounded by Istrian and modern villas, and in just ten to fifteen minutes you can be in the center of vibrant Rovinj town or on the beautiful beaches.

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.

Villa

Rovinj, Istria



Price per m²:
2761 €

Average price/m² of this type
in this region:
3529 €

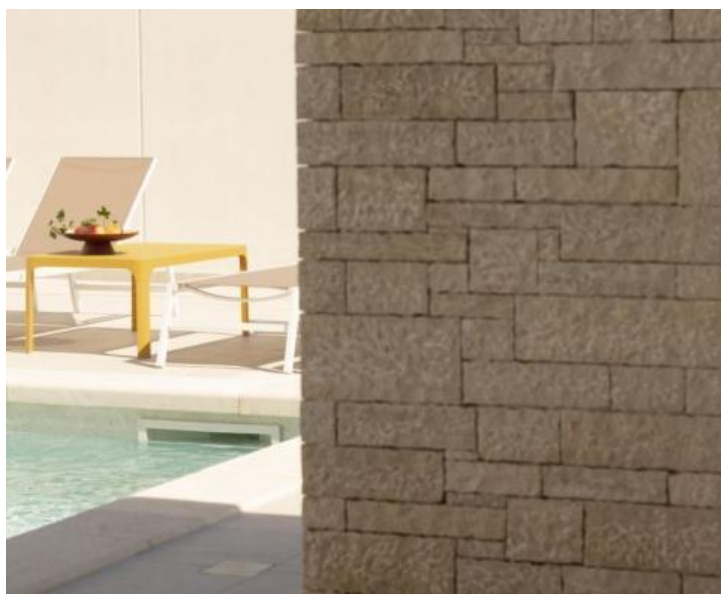
Median price/m² of this type
in this region:
3344 €

Average price/m² of this type
in Croatia:
4343 €

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

Villa

Rovinj, Istria



Villa

Rovinj, Istria



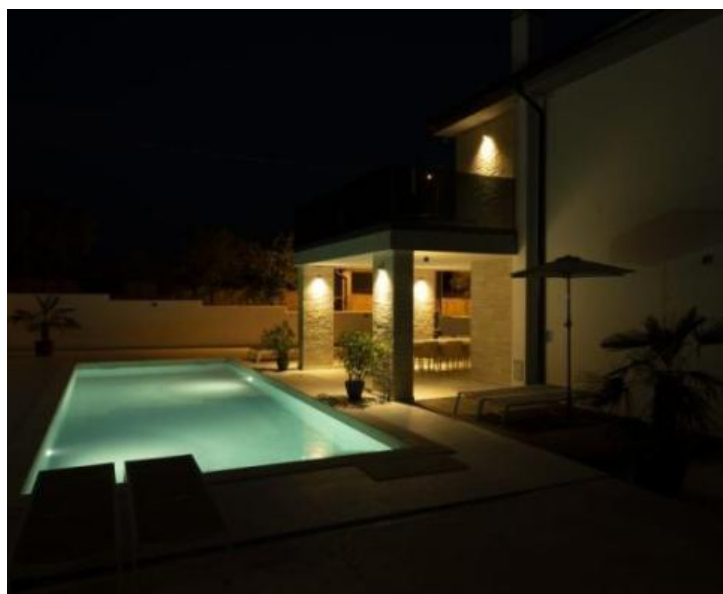
Villa

Rovinj, Istria



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Villa

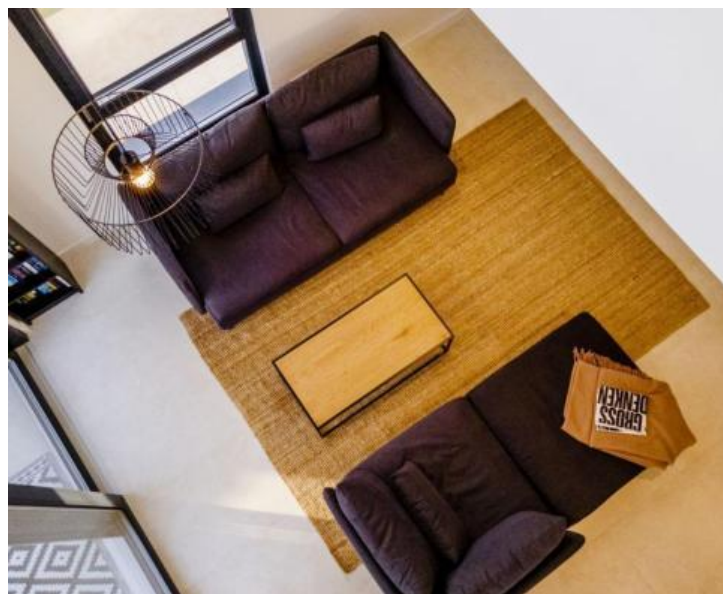
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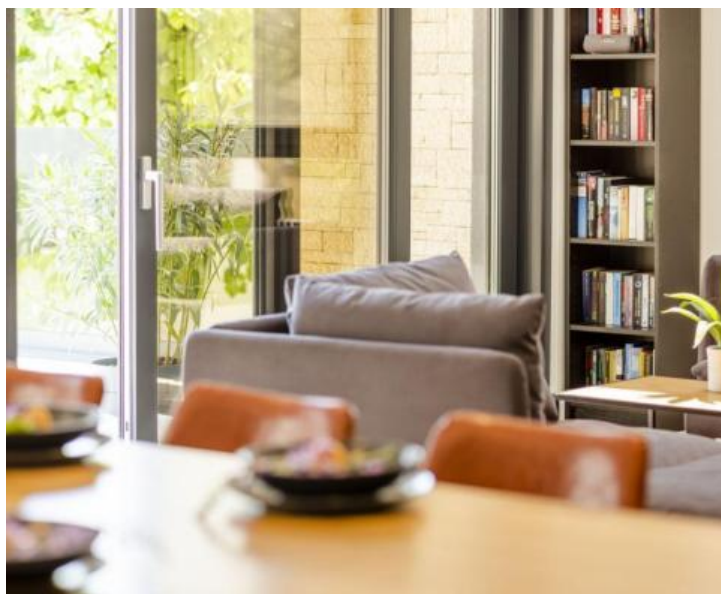
Villa

Rovinj, Istria



Villa

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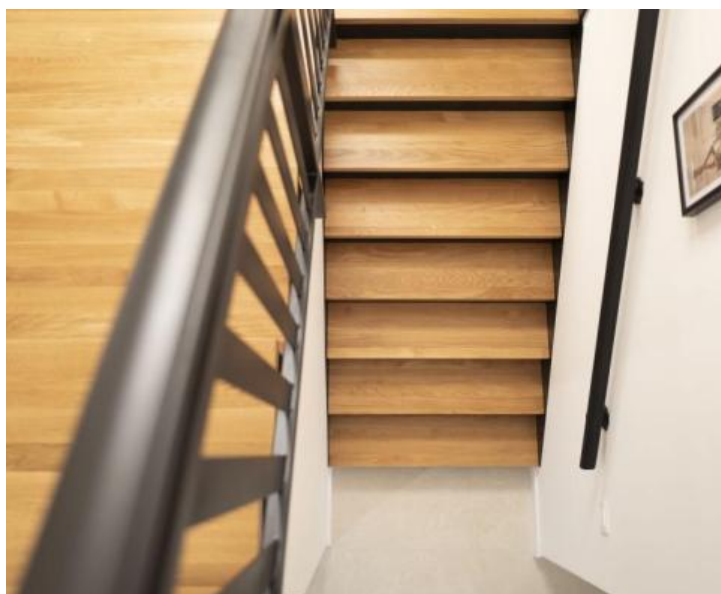
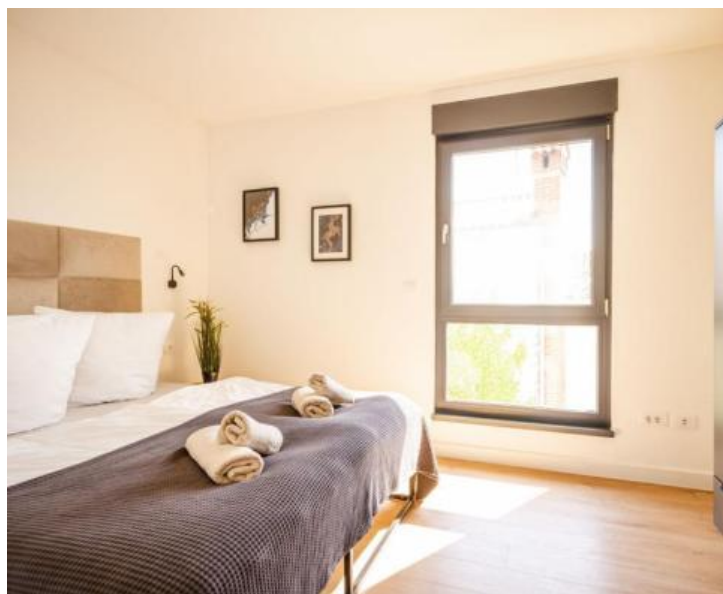
Villa

Rovinj, Istria



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