

# Villa

## Rovinj, Istria



<b>Ref</b>	RE-U-18489
<b>Type</b>	Villa
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Rovinj
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	8000 m
<b>Floorspace</b>	450 sqm
<b>Plot size</b>	920 sqm
<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 695 000

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Spacious villa with a swimming pool in Rovinj area, 8 km from the sea!

Total area is 450 sq.m. Land plot is 920 sq.m.

This Mediterranean style villa is well built and equipped.

The living space extends through three floors; ground floor, first floor and attic.

The ground floor consists of a spacious living room with access to a covered terrace, a dining room, a kitchen, two study rooms, a bathroom, a laundry room and a storage room, and a 30 m<sup>2</sup> guest/personnel apartment with a separate entrance consisting of a kitchen, a bedroom and a bathroom.

On the first floor there is a spacious living room with a fireplace, two bedrooms, two bathrooms and a closed terrace that is also a fitness room.

The attic consists of four bedrooms and two bathrooms.

Heating/cooling of the house is ensured by central gas heating, fireplace and wood stove, and air conditioners.

The spacious, fenced and landscaped yard contains a charming swimming pool of 40 sq.m. with a sundeck made of wooden panels, a tavern with a grill and a bread oven, a sauna, a bathroom and a storage area.

This comfortable property is an ideal opportunity for family life or as an investment investment for tourist purposes of an already well-established tourist rental.

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.

Price per m<sup>2</sup>:  
1544 €

Average price/m<sup>2</sup> of this type  
in this region:  
3532 €

Median price/m<sup>2</sup> of this type  
in this region:  
3344 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4349 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3861 €

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