

Villa

Rovinj, Istria



Ref	RE-U-26451
Type	Villa
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Sea view	Yes
Distance to sea	6000 m
Floorspace	115 sqm
Plot size	21163 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 758 000

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Spacious idyllic property in romantic Rovinj outskirts, with sea views, cca. 6 km from the sea!

Total area is 115 sq.m. Gorgeous territory around is 21 163 sq.m.

Actually there are the two houses for sale on the land.

Both single level houses consist of a living room with kitchen and dining area in an open concept, a bedroom, a bathroom and a covered terrace.

The houses are airy and comfortable enough to create a fantastic oasis of a completely different world from the one we are used to.

Uninterrupted peace is provided in the swimming pool of 58 m² with a sun deck and the only sounds that 'break' the silence are the chirping of birds and the swaying of branches in the wind.

Due to its isolated and quiet location, hidden from view, this is an ideal opportunity for a quiet family life, rest and relaxation or as an investment for rent for tourist purposes.

This is ideal property for further renting or for being isolated.

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:
6591 €

Average price/m² of this type
in this region:
3532 €

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

Average price/m² of this type
in Croatia:
4352 €

Median price/m² of this type
in Croatia:
3868 €

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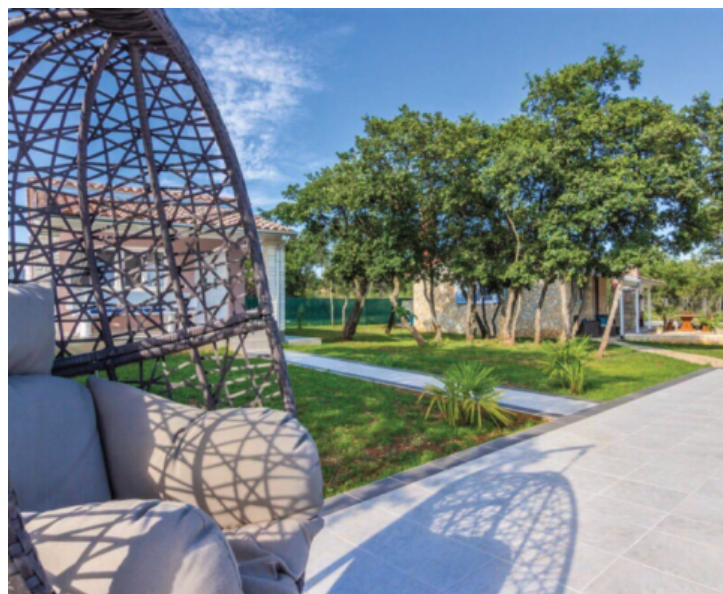
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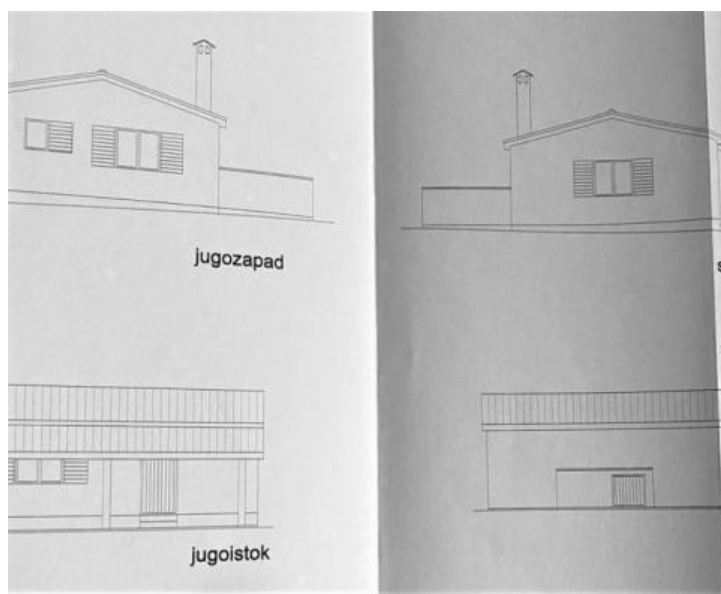
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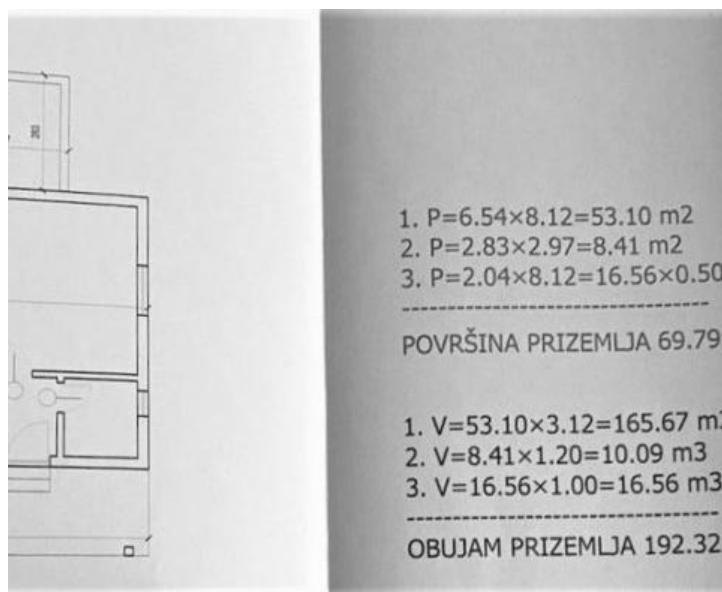
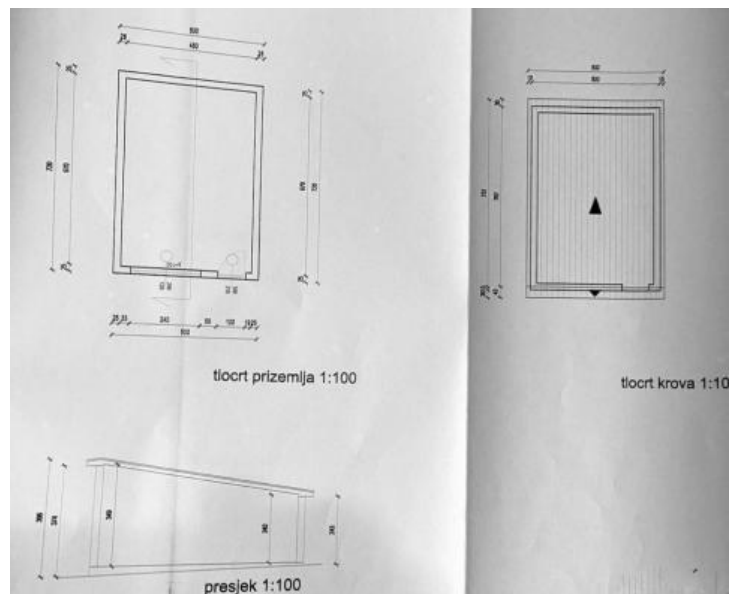
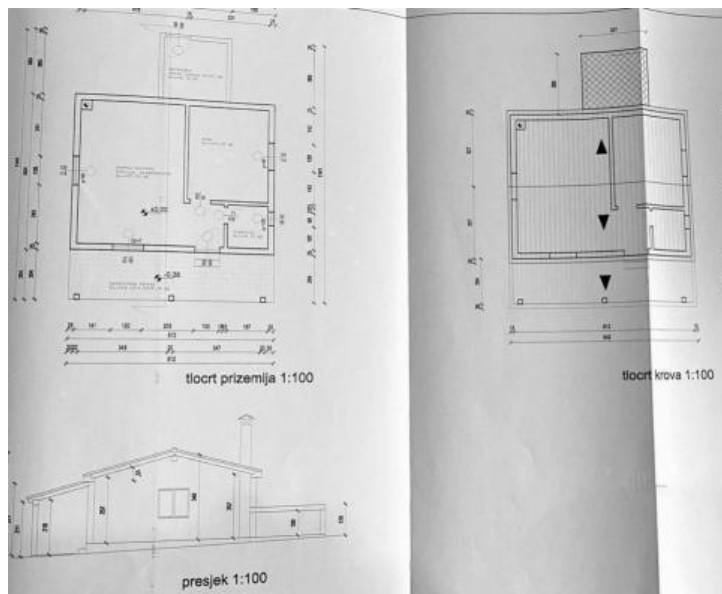
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1. $P=6.54 \times 8.12=53.10 \text{ m}^2$
2. $P=2.83 \times 2.97=8.41 \text{ m}^2$
3. $P=2.04 \times 8.12=16.56 \times 0.50$

POVRŠINA PRIZEMLJA 69.79

1. $V=53.10 \times 3.12=165.67 \text{ m}^3$
2. $V=8.41 \times 1.20=10.09 \text{ m}^3$
3. $V=16.56 \times 1.00=16.56 \text{ m}^3$

OBJAM PRIZEMLJA 192.32