

Villa

Rovinj, Istria



Ref	RE-U-28685
Type	Villa
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Sea view	Yes
Distance to sea	140 m
Floorspace	350 sqm
Plot size	545 sqm
No. of bedrooms	6
No. of bathrooms	6
Price	€ 2 877 000

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Magnificent villa with swimming pool in Rovinj just 140 meters from the sea, with slight sea views!
Total area is 350 sq.m. Land plot is 545 sq.m.
Villa was constructed in 2019.

The villa is surrounded by well-maintained Mediterranean vegetation, making the poolside and sunbathing area enjoyable throughout the year.

The ground floor comprises a luxurious entrance hall, an open-plan living area consisting of a living room with a fireplace, a fully equipped modern kitchen, and a dining room. The modern interior, furnished with high-quality furniture and equipment, is designed for maximum comfort and functionality. A glass wall provides a seamless connection between the indoor and outdoor spaces. Also on the ground floor are a study with a bathroom, a guest room with a bathroom, a toilet, and a storage room.

On the first floor, there are two bedrooms with en-suite bathrooms and private terraces, ideal for enjoying morning coffee with a sea view. The master bedroom on the second floor includes its own bathroom, a private area with a Jacuzzi and sauna, providing the pinnacle of indulgence. An entertainment room with a bathroom and access to the terrace is an additional space for socializing.

A unique feature of this villa is the two elevators that facilitate communication within the house and ensure a permanent sea view from the terrace. The villa is designed to function as two separate residential units.

The property has two parking spaces. This property represents a blend of high elegance and functionality, offering a comfortable lifestyle with the opportunity for investment in elite tourism. The location of the villa is one of the most attractive destinations in Croatia.

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:
8220 €

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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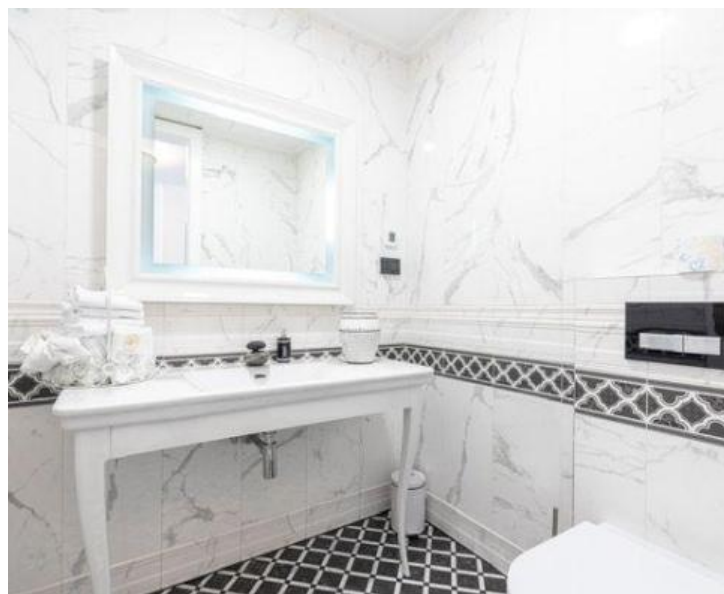
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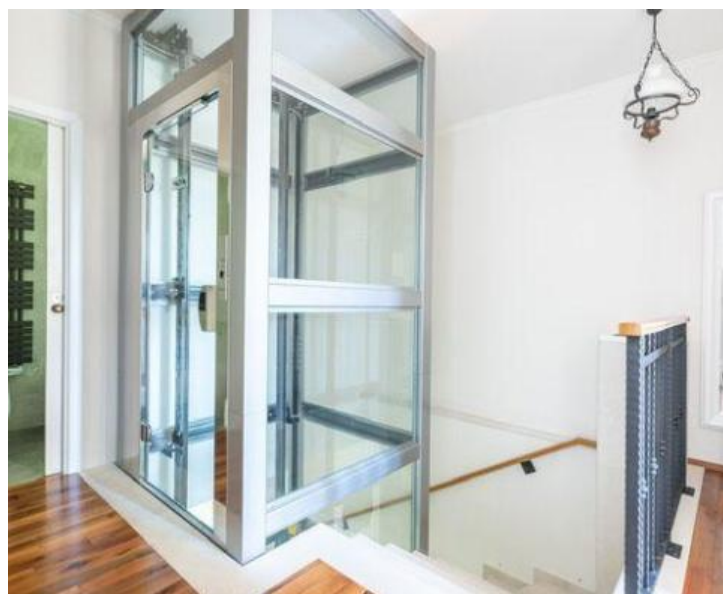
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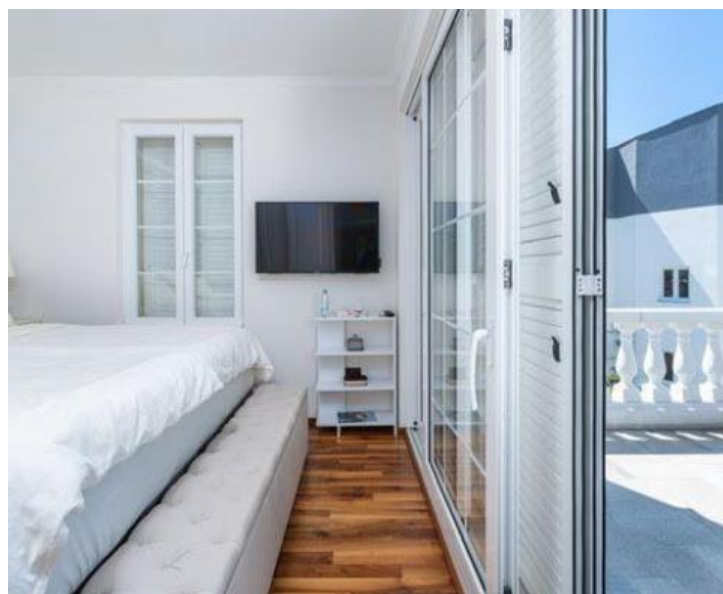
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