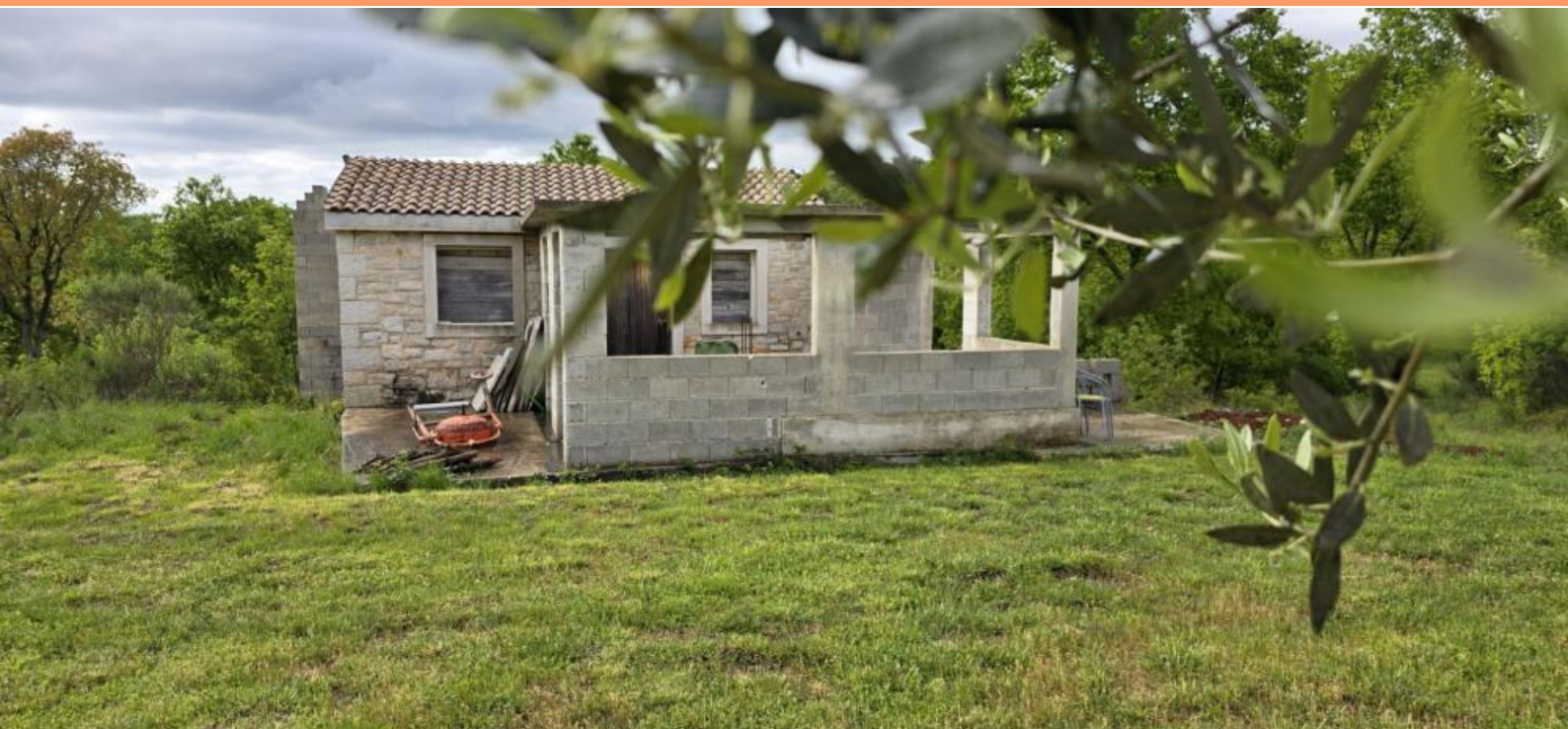


House

Rovinj, Istria



Ref	RE-U-29683
Type	House
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Sea view	No
Distance to sea	6500 m
Floorspace	230 sqm
Plot size	3132 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 250 000

House

Rovinj, Istria



House in Rovinj area, 6 km from the sea!
Huge estate on 3132 sq.m. of land.

In fact it is a legalized house with paid utilities!
House is under construction.

Today, Rovinj is one of the most developed tourist destinations in Croatia. Known as one of the most picturesque and romantic cities in the Mediterranean, it has been attracting a large number of tourists for decades, many of whom faithfully return year after year. Pleasant Mediterranean climate, carefully designed green areas, cleanliness and tidiness of the streets, the friendliness of the local population, and numerous events are characteristic of this historic town.

Nestled in a peaceful location with complete privacy not far from Rovinj, this detached, legalized house with a spacious olive grove is situated.

The living area is 180 m², spread across the basement and ground floor.

The basement consists of two bedrooms, each with its own bathroom, an additional toilet, and stairs leading to the ground floor.

The ground floor comprises a living room, kitchen with dining area, pantry, two more bedrooms each with its own bathroom, and a terrace.

A cellar and garage are also included. The house has a cistern for rainwater collection.

The current condition of the house is visible in the photos and is sold in that condition. Both external and internal walls have been constructed.

The plot covers an area of 3,132 m² and includes around 30 olive trees, 20 years old. The entire plot is agricultural. Access to the house is via a 500-meter-long dirt road. Electricity and water connections are available at the same distance.

Due to its location and proximity to the enchanting Rovinj, this property is ideal for lovers of peace, solitude, and nature. Don't miss this opportunity!

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.

House

Rovinj, Istria



Price per m²:
1087 €

Average price/m² of this type
in this region:
3688 €

Median price/m² of this type
in this region:
3176 €

Average price/m² of this type
in Croatia:
2878 €

Median price/m² of this type
in Croatia:
2575 €

House

Rovinj, Istria



House

Rovinj, Istria



House

Rovinj, Istria



House

Rovinj, Istria



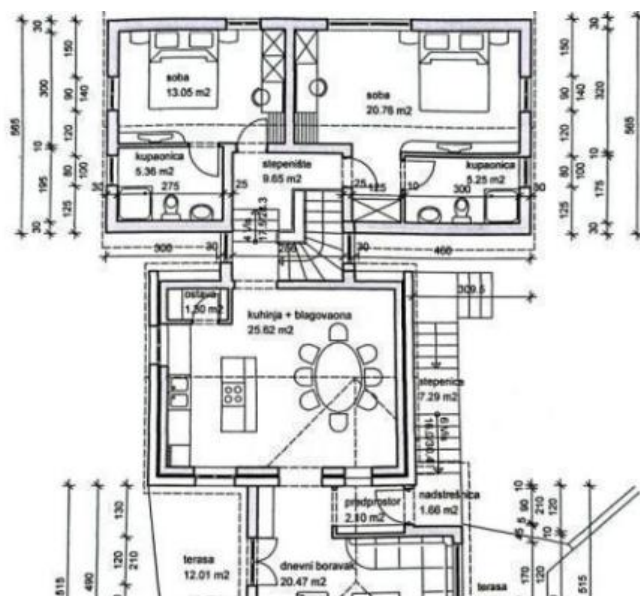
House

Rovinj, Istria



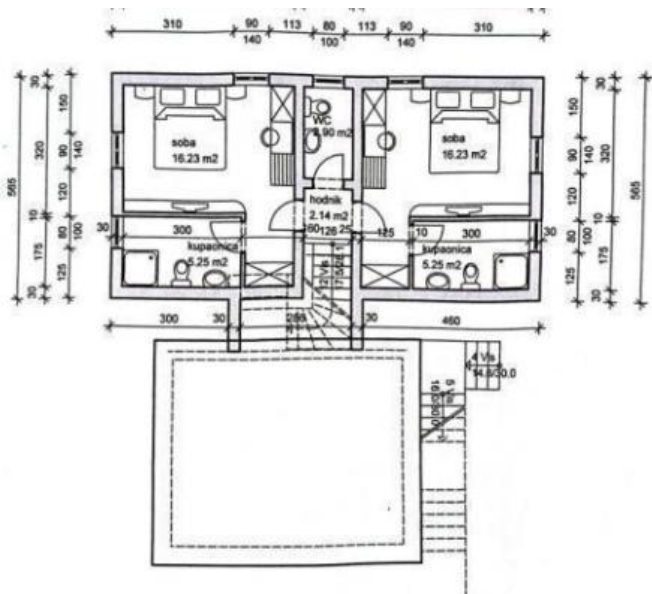
House

Rovinj, Istria



House

Rovinj, Istria



House

Rovinj, Istria



House

Rovinj, Istria

