

Apartment

Rovinj, Istria



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Ref	RE-U-33909
Type	Apartment
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Sea view	No
Distance to sea	750 m
Floorspace	72 sqm
Plot size	42 sqm
No. of bedrooms	3
No. of bathrooms	1
Price	€ 299 000

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Cheap apartment in Rovinj, 750 meters from the sea!

This high-quality apartment offers a total of 40 m² of living space and is located just 750 meters from the nearest beaches. Situated in a smaller residential building, it provides everything needed for a secure and peaceful stay, making it an ideal option both as a private residence and as a tourist investment with a guaranteed return.

The apartment features an open-concept living space without partition walls, creating a spacious and sunlit living room, a cozy dining area, and a modern, fully equipped kitchen. It also includes three comfortable bedrooms and a well-sized bathroom.

One of the most attractive aspects of this property is the large 42 m² front yard, perfect for outdoor relaxation and entertainment, sunbathing, or enjoying your favorite book.

ADDITIONAL INFORMATION:

- The apartment is sold fully furnished, as shown in the photos.
- The beaches are only 750 meters away.
- The apartment has clear ownership, 1/1, without any encumbrances, is registered, and the building has all the necessary documentation.
- Conveniently located near all essential amenities.

LOCATION DESCRIPTION:

This apartment is situated in an exclusive location, offering its future owners maximum peace and privacy away from crowds and noise, yet just a few steps from the romantic and always lively center of Rovinj.

It is an ideal choice for those seeking a private residence as well as for those looking for a secure and profitable investment in a tourist property. All the amenities needed for daily life are just a short walk away, eliminating the need for a car during your stay. Additionally, some of Rovinj's most famous beaches are just 750 meters from the apartment, and the city center is a mere 3 to 4-minute stroll away.

For any further questions, information, or to schedule a viewing, feel free to contact us at any time.

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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Property advantages:

Urbanized
Modern

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Price per m²:
4.153 €

Average price/m² of this type
in this region:
5.890 €

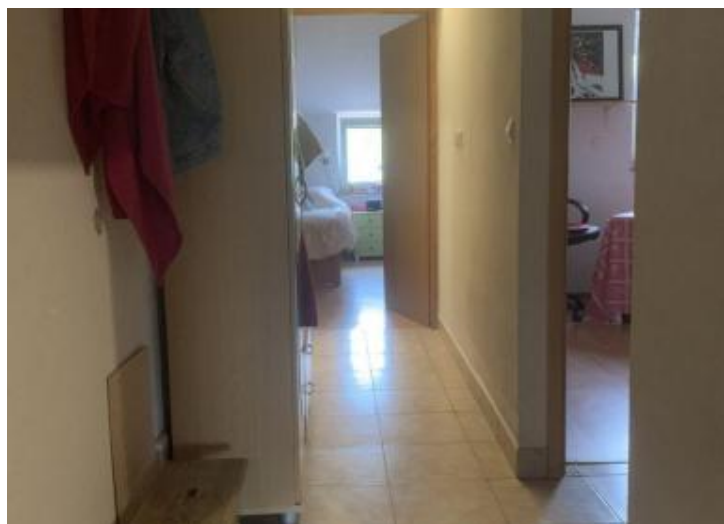
Median price/m² of this type
in this region:
5.718 €

Average price/m² of this type
in Croatia:
4.594 €

Median price/m² of this type
in Croatia:
4.219 €

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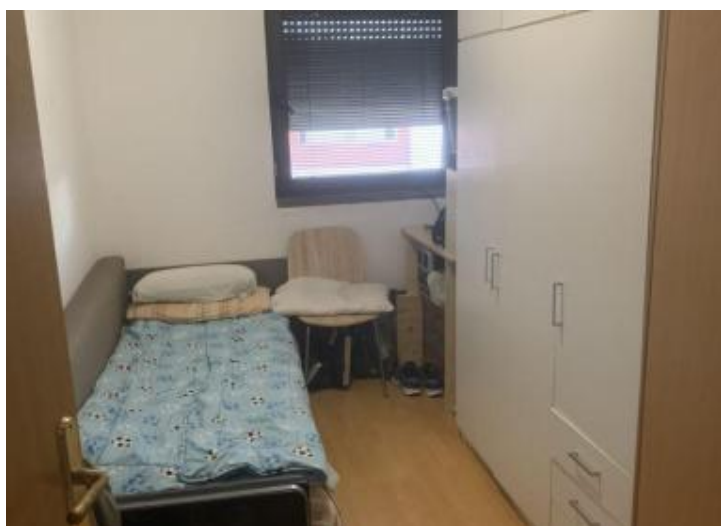
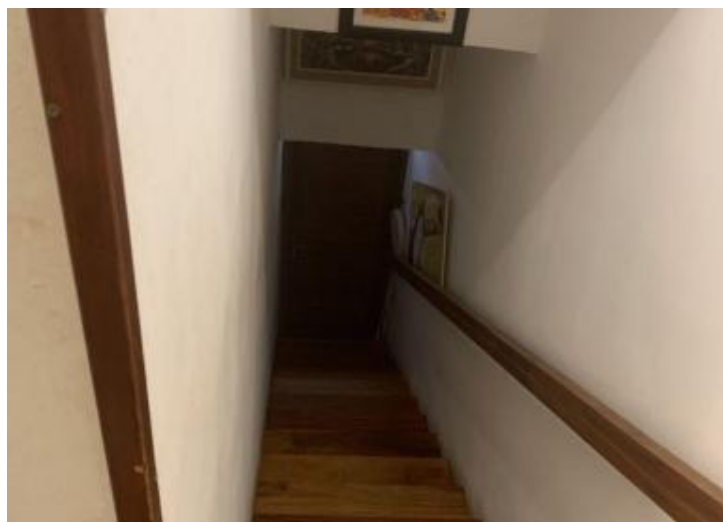
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