

Villa

Rovinj, Istria



Ref	RE-U-34068
Type	Villa
Region	Istria › Rovinj
Location	Rovinj
Front line	No
Distance to sea	90 m
Floorspace	171 sqm
No. of bathrooms	1
Price	€ 750 000

Floor of a building with a garden in the city center of Rovinj, only 90 meters from the sea!

The property of 171 sq.m. is situated in the historic heart of Rovinj, nestled between the coastal promenade and the renowned shopping street, Carera. The popular Rovinj promenade and the baroque Basilica of St. Euphemia are just a short walk away, while numerous art galleries, shops, bars, and restaurants are conveniently nearby.

This space is located on the first floor of an authentic building that spans the ground floor and three upper levels.

It comprises two residential units, currently combined into a spacious, designer-furnished office space with two separate entrances. Each unit is equipped with individual meters for electricity and water usage. Additionally, the floor includes access to a garden located behind the building.

This property presents an excellent investment opportunity, as well as a potential home for family living. The seller of the property is a legal entity.

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.

Property advantages:

Garden
Urbanized

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Price per m²:
4.386 €

Average price/m² of this type
in this region:
4.239 €

Median price/m² of this type
in this region:
3.528 €

Average price/m² of this type
in Croatia:
4.548 €

Median price/m² of this type
in Croatia:
3.949 €

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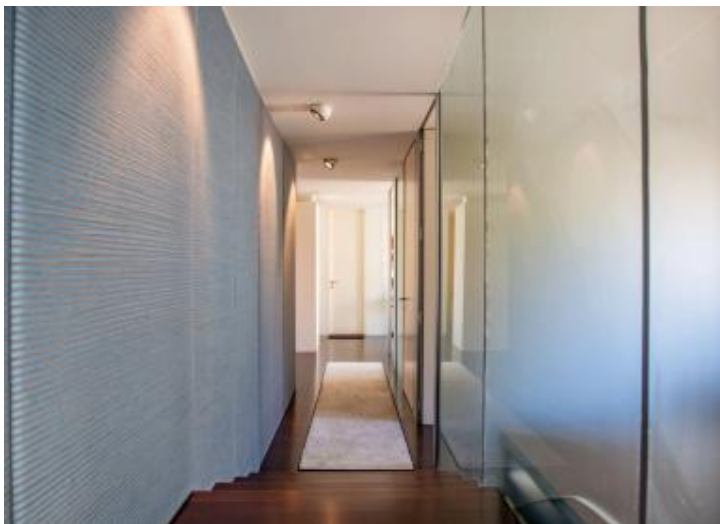
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