

Villa

Rovinj, Istria



Ref	RE-U-37890
Type	Villa
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Sea view	No
Distance to sea	7000 m
Floorspace	170 sqm
Plot size	350 sqm

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No. of bedrooms	3
No. of bathrooms	4
Price	€ 520 000

Modern New Villa with Private Pool - Near Rovinj

Experience ultimate comfort, privacy, and natural surroundings in this stunning newly built villa, located just **7 km from the enchanting town of Rovinj**. Whether you're looking for a peaceful retreat near the sea or a great investment for **vacation rentals**, this property is a perfect choice.

Contemporary Design & Functional Layout

Spanning **170 m²**, this elegant home features a **spacious open-plan living area**, a fully equipped kitchen with a dining space, and **practical storage areas** on the ground floor. A **bonus bathroom/laundry room** adds extra convenience for daily living. Upstairs, you'll find **three spacious bedrooms, each with a private en-suite bathroom**, ensuring maximum comfort and privacy.

Outdoor Oasis with Private Pool

Beyond the stylish interiors, the villa offers a **beautiful 350 m² garden**, ideal for outdoor relaxation. The **private swimming pool** is perfect for cooling off on hot summer days, while the **terrace** provides a charming space for morning coffee or evening gatherings with family and friends.

Luxury, Comfort & Security

- **Electric shutters** on all windows for effortless light control and enhanced privacy
- **Mosquito screens** on all openings, allowing you to enjoy fresh air without pests
- **Air conditioning** in all rooms for year-round comfort

Unfurnished - Customize to Your Taste!

This villa is sold **unfurnished**, giving you the freedom to design and decorate it according to your personal style and preferences.

Nature & Active Lifestyle at Your Doorstep

For nature lovers and sports enthusiasts, a **cycling and walking trail** is located nearby, offering the perfect opportunity for biking or scenic walks through unspoiled nature—all while being close to Rovinj's vibrant amenities.

Prime Location & Investment Potential

Rovinj is one of Croatia's **most sought-after tourist destinations**, making this property an excellent **investment for vacation rentals**. Whether you're looking for a **dream family home** or a **high-return rental property**, this villa offers everything you need.

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

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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:
3059 €

Average price/m² of this type
in this region:
3542 €

Median price/m² of this type
in this region:
3348 €

Average price/m² of this type
in Croatia:
4368 €

Median price/m² of this type
in Croatia:
3869 €

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