

# Apartment

## Rovinj, Istria



<b>Ref</b>	RE-U-41118
<b>Type</b>	Apartment
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Rovinj
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	250 m
<b>Floorspace</b>	29 sqm
<b>No. of bathrooms</b>	1

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**Price**

€ 173 000

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Perfect investment for Rovinj!

Discover a charming 29 square meter studio for sale in the vibrant heart of Rovinj, Croatia, just 200 to 250 meters from the inviting Adriatic Sea.

This cozy gem in Istria puts you steps away from the town's colorful old streets, lively cafes, and sandy beaches, making it a dream spot for solo travelers, couples, or savvy investors eyeing studios for sale near the sea in Rovinj.

Step into this beautifully designed studio apartment in Rovinj, where every inch feels warm and welcoming at 29 square meters. The main living-sleeping area doubles as a comfy space with a handy dining table for quick meals or quiet evenings, flowing right into a fully equipped kitchen stocked for easy cooking. A neat bathroom rounds out the setup, keeping things simple and functional for stress-free stays. The rustic-vintage decor adds that special touch of character—think soft wood accents, cozy textiles, and authentic charm that echoes the timeless spirit of Rovinj's historic old town, blending modern ease with old-world magic.

Beyond its role as a personal retreat in Istria's sunny Mediterranean climate, this Rovinj studio shines as a top investment property. It's already a proven hit for daily tourist rentals, earning rave reviews on platforms like Airbnb and Booking, so you can step in and keep the income rolling without extra setup costs. By agreement, the buyer can even take over the active profiles for instant success in Croatia's thriving coastal rental market. Full title deed and use permit are in place, plus tourist categorization that lets you rent legally right away, and flexible credit options make buying straightforward.

Whether you crave a quiet base near Rovinj's marina and markets or a hands-off way to own in one of Europe's favorite seaside towns, this studio delivers style and smart value. Reach out today for more details or to schedule a viewing—we're here to help you snag this authentic Adriatic treasure.

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:**

Modern

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Price per m<sup>2</sup>:  
5.966 €

Average price/m<sup>2</sup> of this type  
in this region:  
5.890 €

Median price/m<sup>2</sup> of this type  
in this region:  
5.718 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.594 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.219 €

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