

# Apartment

## Rovinj, Istria



<b>Ref</b>	RE-U-39476
<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>	500 m
<b>Floorspace</b>	85 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 909 590

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Just imagine this wonderful property mere 500 meters from the Adriatic Sea in Croatia can be yours - a smart 86 square meter two-bedroom ground floor apartment for sale in super-popular Rovinj, Croatia, complete with a private garden and endless investment appeal—prices for apartments in Rovinj just keep rising, making this a no-brainer for coastal buyers in Istria.

Nestled on the western shores of the Istrian peninsula, Rovinj started as a quaint port and fishing village but has grown into one of Europe's hottest tourist hotspots, blending old-world fishing charm with fresh modern vibes, mouthwatering local cuisine, and top-notch services that draw crowds year after year. Picture over 3 million overnight stays in peak season, thanks to its stunning natural perks like surrounding islands, crystal-clear seas, and that magnetic pull that brings guests back for more sun-soaked escapes.

We invite you to visit this wonderful ground floor apartment in Rovinj, tucked in a cozy residential building with just four units for that intimate feel. At 86 square meters, it flows effortlessly from a bright entrance hall to two comfy bedrooms, each with its own private bathroom for easy mornings, plus a guest toilet linked to a useful laundry room. The heart of the home shines with a modern kitchen opening to a sunny dining spot and a generous living room, where big glass walls slide open to connect seamlessly with your lush garden—perfect for barbecues, kids playing, or quiet coffee breaks amid green views. The building's elevator zips you from the secure garage to your level in moments, adding that extra touch of convenience.

Just 500 meters from the sea and the buzzing main promenade, you're a quick walk from dips in turquoise waters and lively seaside strolls, while everyday spots like shops, a fresh market, public services, tasty restaurants, and friendly coffee bars sit right nearby for hassle-free living in Croatia's sunny Mediterranean paradise. Whether you see it as a forever family nest in Istria or a golden rental opportunity in Rovinj's thriving tourism boom, this ground floor apartment with garden delivers comfort, style, and steady value that stands the test of time.

Don't miss your shot at this Rovinj winner—reach out today for more details or to arrange a viewing; we're here to help you lock in your slice of Adriatic dream living.

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:**

- Garage
- Lift
- Garden
- Urbanized

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Modern

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Price per m<sup>2</sup>:  
10.701 €

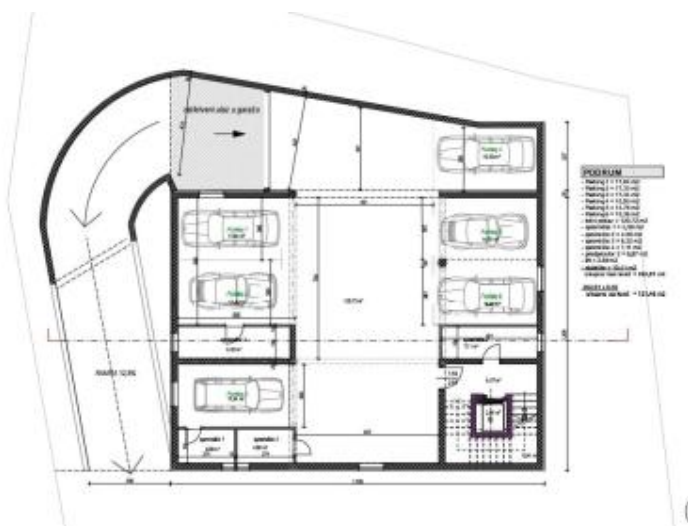
Average price/m<sup>2</sup> of this type  
in this region:  
6.197 €

Median price/m<sup>2</sup> of this type  
in this region:  
5.900 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.662 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.230 €

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