

House

Rovinj, Istria



Ref	RE-U-43515
Type	House
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Sea view	No
Distance to sea	2000 m
Floorspace	54 sqm
No. of bedrooms	1

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No. of bathrooms

1

Price

€ 259 000

Rovinj – just 2 km from the sea – this charming detached house with a private pool and terrace offers exceptional potential.

This 54 m² home, complemented by a 100 m² terrace, is located in a quiet and highly sought-after area of Rovinj. Properties like this, offering complete privacy, a garden, and a private pool, are extremely rare and seldom appear on the market.

The house is ideal for a holiday retreat, permanent residence, or vacation rental. It features one bedroom and a spacious living area seamlessly connected to a modern kitchen and dining space. A practical storage or utility area adds convenience. The interior is enriched with rustic details such as exposed stone walls and wooden ceilings, giving the home a unique Istrian charm and warm, inviting atmosphere.

Outside, the private pool, sunbathing terrace, and landscaped garden create the perfect setting for outdoor enjoyment. The garden is fully fenced, ensuring complete privacy, while covered terrace areas provide versatile spaces for dining, lounging, or entertaining.

This property represents a rare opportunity to own a detached house with a pool in Rovinj. Its quiet, secluded location makes it perfect for personal use or as a high-demand vacation rental, with excellent long-term investment potential. The home offers the flexibility to create a personalized retreat according to your own taste, in one of the most stable and desirable real estate markets in Istria. This is a unique chance to enjoy a private home near the Adriatic coast, combining lifestyle, comfort, and investment opportunity in one property.

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:

Storage
Garden
Detached
Modern

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Price per m²:
4.796 €

Average price/m² of this type
in this region:
3.326 €

Median price/m² of this type
in this region:
2.763 €

Average price/m² of this type
in Croatia:
3.017 €

Median price/m² of this type
in Croatia:
2.624 €

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