

House

Rovinj, Istria



Ref	RE-U-44005
Type	House
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Sea view	No
Distance to sea	150 m
Floorspace	150 sqm
Plot size	40 sqm

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No. of bedrooms	3
No. of bathrooms	2
Price	€ 499 000

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House with a private courtyard and two residential units in the historic old town of Rovinj, just 150 meters from the sea.

This authentic stone house, complete with a private Mediterranean garden, is located on one of the most charming and most photographed streets in the heart of Rovinj's old town. Featuring an original cistern and traditional architectural elements, this rare property perfectly captures the spirit of historic Rovinj while offering comfort just steps from the sea.

The house has a total area of 153 m² spread over three floors, allowing for a functional division into two separate residential units, each with its own entrance and access to the shared courtyard.

The smaller unit spans two floors, with a kitchen and living room on the ground floor and one bedroom with a bathroom on the first floor.

The larger unit extends over three floors. The ground floor includes a spacious kitchen with a dining area and living room. Wooden stairs lead to the first floor, featuring a bedroom with a dressing room and a bathroom, while the attic provides an additional bedroom with a versatile space suitable for work or leisure.

The 40 m² Mediterranean-style courtyard and porch, with stone paving and the original cistern, offers a unique and intimate outdoor space—perfect for relaxing, socializing, or enjoying the peaceful atmosphere of the old town.

The property comes with all proper documentation and is sold fully furnished, ready to move in or operate as a tourist rental.

This is an excellent investment opportunity with strong rental income potential. Owning this property means possessing a piece of Rovinj's history, exquisitely renovated and adapted to contemporary luxurious living—a home that captivates not only with its views but also with the unique charm of one of Istria's most beautiful corners.

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
Stone house

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Modern

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Price per m²:
3.327 €

Average price/m² of this type
in this region:
3.721 €

Median price/m² of this type
in this region:
3.211 €

Average price/m² of this type
in Croatia:
3.035 €

Median price/m² of this type
in Croatia:
2.625 €

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