

# Villa

## Rovinj, Istria



<b>Ref</b>	RE-AB-ROV898
<b>Type</b>	Villa
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Rovinj
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	12000 m
<b>Floorspace</b>	171 sqm
<b>Plot size</b>	34315 sqm

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 2 200 000

A unique real estate opportunity in Kanfanar near Rovinj, cca. 12 km from the sea, offers a spacious estate of 34,315 m<sup>2</sup> with a house and heated salt water swimming pool.

The property includes approximately 8,500 m<sup>2</sup> within the building zone and currently features a residential house with a gross floor area of 171 m<sup>2</sup> and an outdoor pool of 39 m<sup>2</sup>.

There is potential to build two additional houses with pools, making this an attractive investment in Istria for tourism, rental income and family living close to Rovinj and the Adriatic Sea.

The land is partially cultivated and already planted with 55 olive trees that produce up to 250 kg of fruit per year, yielding around 30 liters of extra virgin olive oil. The terrain and slope are highly suitable for vineyards and wine production. The entire property is enclosed by a traditional dry-stone wall up to two meters high, providing privacy and a distinctive Mediterranean character, and it has an arranged access road and landscaped surroundings.

The house extends over two floors.

The ground floor of 103.25 m<sup>2</sup> consists of a covered terrace, entrance area, living room, kitchen, dining room, guest toilet, hallway, one bedroom, one bathroom, sauna and storage room.

The first floor of 59.45 m<sup>2</sup> includes a staircase area, second hallway, two additional bedrooms, two bathrooms, laundry room and an uncovered terrace.

An attractive outdoor swimming pool of 39 m<sup>2</sup> completes the property, ideal for relaxation and rental appeal.

Infrastructure includes electricity, solid fuel and pellet heating, air conditioning, connection to the public water supply, sewage system and telephone line. The house is already successfully rented from May to October, with an estimated annual net income between 35,000 and 40,000 euros, making it a profitable ready-made holiday rental property in Istria.

The property has all necessary documentation, including a usage permit for the house and pool, conceptual design for an additional house with a pool, land registry extracts and clear ownership by a single owner. Access is excellent, with Rovinj about 15 minutes away, Pula 30 minutes, Rijeka about 1 hour and 9 minutes, and several international airports nearby, including Pula, Trieste, Venice, Ljubljana and Zagreb, making it highly accessible for international buyers and guests.

This large estate with a pool near Rovinj, surrounded by nature, olive trees and ideal land for vineyards, represents an exceptional opportunity for investment, agritourism, private estate development or luxury holiday rental in Istria.

Grand construction land plot give a possibility to construction of several more villas, grand garage or any extra facilities.

The building land allow to construct several more villas, grand garage, etc.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total,

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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
- Swimming pool
- Storage
- Sauna
- Urbanized

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Price per m<sup>2</sup>:  
12.865 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.239 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.528 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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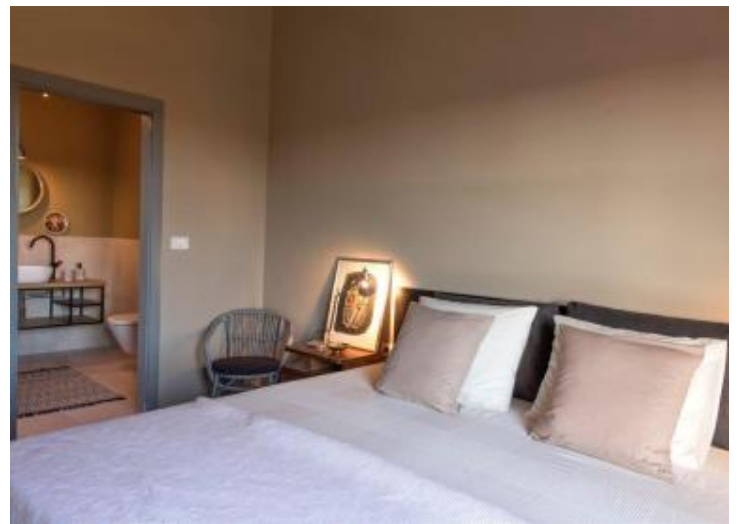
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