

Villa

Rovinj, Istria



Ref	RE-U-44634
Type	Villa
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Sea view	No
Distance to sea	900 m
Floorspace	101 sqm
Plot size	6559 sqm

Villa

Rovinj, Istria



No. of bedrooms	3
No. of bathrooms	2
Price	€ 1 037 500

True pearl of the market in Rovinj area!

A unique villa with character and soul, swimming pool, natural tree shade and an expansive 6,559 m² plot, located less than 1 km from the sea and within walking distance.

Set in an exceptionally peaceful and exclusive location near Rovinj and Bale, surrounded by unspoiled nature and the authentic Istrian landscape, this charming villa offers complete privacy, tranquility and a high quality of life, while remaining close to the sea and all essential amenities and Rovinj.

This property is not just a house, but a true lifestyle defined by peace, tradition and the feeling of having found your place under the Istrian sun.

Built in 2018, the house has a total living area of 101 m² and is thoughtfully designed for comfortable everyday living. It features a master bedroom with a private bathroom, two additional bedrooms, and a bright open-plan living area that seamlessly connects the living room and kitchen. The kitchen is designed around a central island, ideal for both food preparation and dining. The interior radiates warmth and simplicity, creating a welcoming atmosphere that blends harmoniously with the surrounding natural environment.

The villa is set on an impressive 6,559 m² garden that ensures complete peace and privacy. The outdoor area includes a 3 x 8 m swimming pool, a covered summer kitchen measuring 4 x 6 m with a boiler room for the pool and an additional toilet, as well as generous outdoor living and relaxation areas. A particularly valuable feature of the property is the autochthonous Istrian olive grove with more than 50 Leccino olive trees, enhancing both the beauty and authenticity of the estate.

The olive grove is bordered by a hand-built dry stone wall made from local stone along a public road, highlighting the traditional character, craftsmanship and long-term value of the property.

The location offers an outstanding micro-position, with Rovinj reachable in approximately 10 minutes by car, Bale also within 10 minutes, and easy access to the beaches and crystal-clear sea of the western Istrian coast. The surrounding area is defined by untouched nature, olive groves, vineyards and complete tranquility. Nearby is a renowned boutique winery producing indigenous, award-winning wines, as well as a traditional donkey breeding farm, giving the area a strong local identity and an authentic experience of real Istria that has become increasingly rare. The Palud (Palù) special ornithological reserve, one of the most valuable wetlands in Istria, is also close by and ideal for walking, cycling and bird watching.

Here, the silence of nature blends with the scents of pine and olive trees, while the sea, towns and infrastructure remain easily accessible within a short drive. This rare combination of a large land plot, a modern villa with a swimming pool and a productive olive grove represents true Istrian character and ensures lasting value, exclusivity and emotional appeal.

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

Villa

Rovinj, Istria



expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages:

Swimming pool
Garden
Modern

Villa

Rovinj, Istria



Price per m²:
10.272 €

Average price/m² of this type
in this region:
4.239 €

Median price/m² of this type
in this region:
3.528 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

Villa

Rovinj, Istria



Villa

Rovinj, Istria



Villa

Rovinj, Istria



Villa

Rovinj, Istria



Villa

Rovinj, Istria



Villa

Rovinj, Istria



Villa

Rovinj, Istria



Villa

Rovinj, Istria

