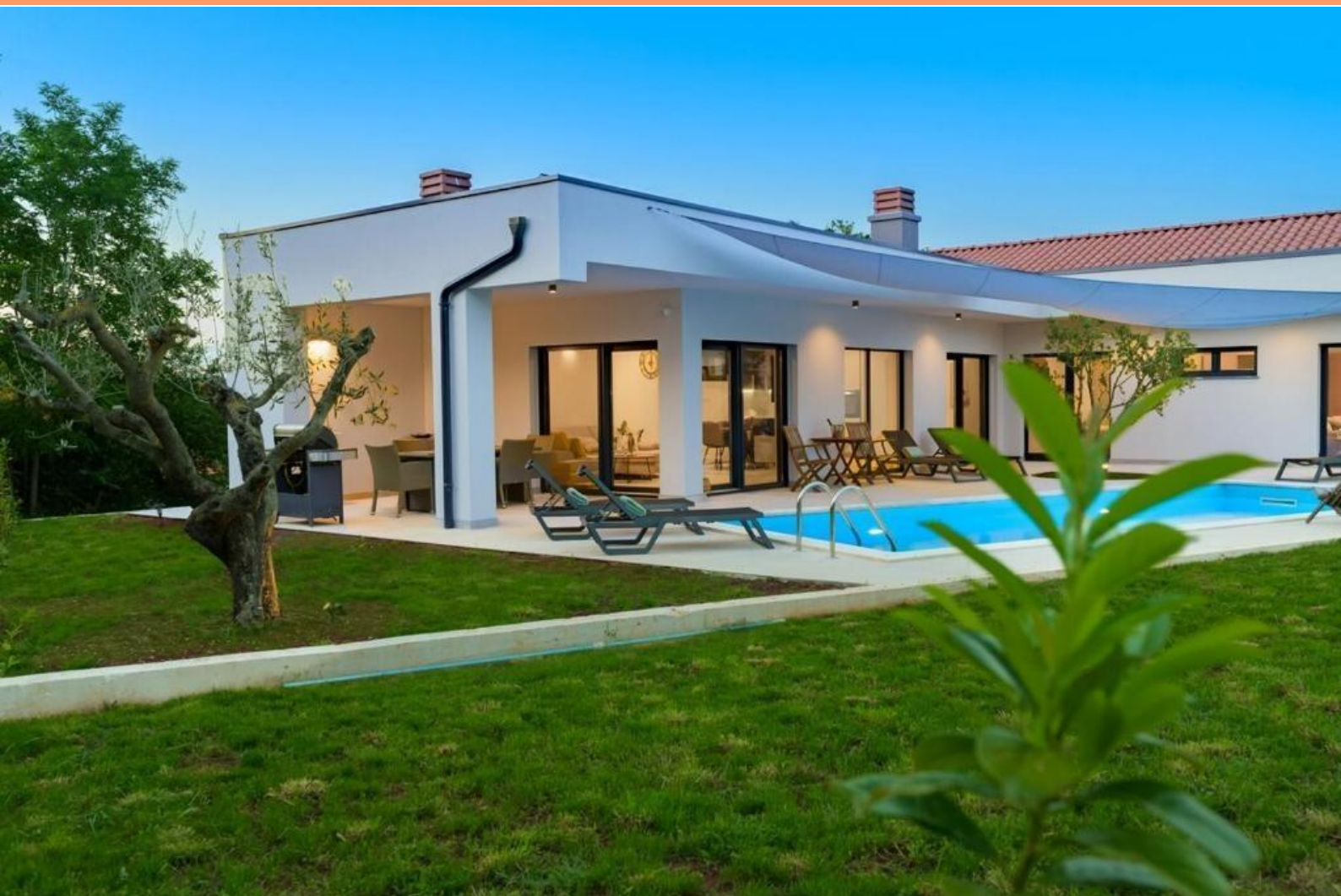


Villa

Rovinj, Istria



Ref	RE-U-45744
Type	Villa
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Sea view	No
Distance to sea	6500 m
Floorspace	139 sqm
Plot size	549 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 690 000

Villa

Rovinj, Istria



Located in a tranquil and beautifully landscaped settlement near Rovinj, this stunning newly built single-story villa perfectly combines modern comfort with authentic Istrian charm. Just a 15-minute drive from the romantic town of Rovinj and its famous beaches, this property offers the ideal balance of privacy, natural surroundings, and proximity to the Adriatic coast and urban amenities, making it a top choice for families, investors, or those seeking a luxurious holiday home.

The villa boasts a **total built area of 188 m²**, with **139 m² of net living space** thoughtfully designed to meet the needs of modern living and high-end tourism rental standards. Upon entering, you are welcomed by an elegant foyer with space for a wardrobe, which naturally flows into a spacious open-plan living area. This area features a comfortable living room, a dining area suitable for the whole family, and a fully equipped modern kitchen.

Large sliding glass walls connect the interior to a **covered outdoor terrace**, while abundant natural light creates a warm and inviting atmosphere throughout the day. The living space exudes elegance, airiness, and a seamless harmony with the surrounding nature.

The private section of the villa is accessed via a hallway leading to **three spacious bedrooms**, each with its own en-suite bathroom for maximum privacy and comfort. Two of the bedrooms offer direct access to the garden, enhancing the connection with the outdoors and allowing residents to fully enjoy the peaceful natural surroundings. The villa also includes a guest toilet and a separate technical/storage room for additional convenience.

The villa is situated on a **549 m² plot**, providing **321 m² of free outdoor space** after accounting for the building footprint and swimming pool. The property is fully fenced with an **electric sliding gate**, ensuring security and privacy. There is ample space for **three vehicles**, with options for covered parking according to the future owner's preference.

The central feature of the outdoor space is a **31 m² swimming pool**, equipped with a water heating system and electrolysis, located at the rear of the plot to ensure maximum privacy. The pool area is complemented by a sunbathing deck, a poolside terrace, and a covered outdoor dining area with a barbecue, making it ideal for entertaining and enjoying warm Mediterranean evenings. The garden's orientation towards a pine forest enhances privacy and offers an authentic Mediterranean atmosphere.

Additional villa features include:

- Underfloor heating in all rooms
- Air conditioning units in every room for heating and cooling

- PVC triple-glass joinery
- 10 cm façade insulation
- Clear ownership (1/1, private individual)
- Complete and verified documentation

The villa is located in a small, peaceful settlement composed of family homes and private villas, offering maximum tranquility and privacy while remaining close to one of the most desirable coastal towns on the Adriatic. Local shops and restaurants are just a three-minute drive away, ensuring convenience for year-round living.

Thanks to its high-quality construction, modern amenities, landscaped outdoor space, and proximity to Rovinj, this villa also presents an excellent opportunity for tourism rental with strong potential for return on investment.

For additional information, inquiries, or to schedule a viewing, please contact us at your convenience. This villa is more than a property—it is an invitation to embrace a new lifestyle in the heart of Istria.

Capital Expenditure and Strategic Investment (2026)

The acquisition begins with a purchase price of **€690,000**. Total entry costs, including the 7% transaction fees (tax, agency, and legal), amount to **€738,300**.

To push the nightly rates to their maximum potential, a strategic "Premium Upgrade" budget of **€50,000** is allocated. This covers high-end Italian designer furniture, a pool heat pump (essential for extending the season into April and November), and professional landscape architecture with mature olive trees.

The **total all-in investment** for a market-dominating luxury villa is projected at **€788,300**.

Revenue Projection and High-Yield Performance

Rovinj is currently seeing the longest and most profitable tourist season in Croatia, with a massive surge in "Luxury Micro-breaks."

- **Peak Season (12 weeks):** €650 to €850 per night (Average €5,250/week) = **€63,000**.

- **Shoulder Season (10 weeks):** €350 to €450 per night (Average €2,800/week) = **€28,000**.
- **Events & Gourmet Season (4 weeks):** Truffle festivals and Christmas/New Year bookings = **€8,000**.
- **Gross Annual Income is projected at an optimistic €99,000.**

After deducting 18% for streamlined property management and energy-efficient utilities (thanks to A+ energy rating and solar readiness), the **Net Operating Income is cca. €81,180 annually**.

Profitability and ROI Analysis

Based on the total investment of approximately €788,000, the property delivers an exceptional **Net Rental Yield of 10.3%**.

The capital appreciation in the Rovinj "Golden Circle" is currently the strongest in Southern Europe. Conservative estimates place annual growth at 10%. By 2028, the projected market value of this villa will be **€920,000 to €980,000**. Combining three years of high-yield rental income with the property's equity growth, the **total project ROI over a 36-month period is projected at over 55%**.

Strategic Recommendations for 2026

To lock in the 10.3% yield, the villa must offer "Value-Added Services." Partnering with a local private chef and a luxury concierge service allows you to offer "All-Inclusive Villa Packages," which can push peak nightly rates toward the €900 mark. Installing a fast EV-charging station is a non-negotiable requirement for the 2026 German and Austrian luxury traveler.

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:

Swimming pool
Garden
Urbanized

Villa

Rovinj, Istria



Modern

Villa

Rovinj, Istria



Price per m²:
4.964 €

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



Villa

Rovinj, Istria



Villa

Rovinj, Istria



Villa

Rovinj, Istria

