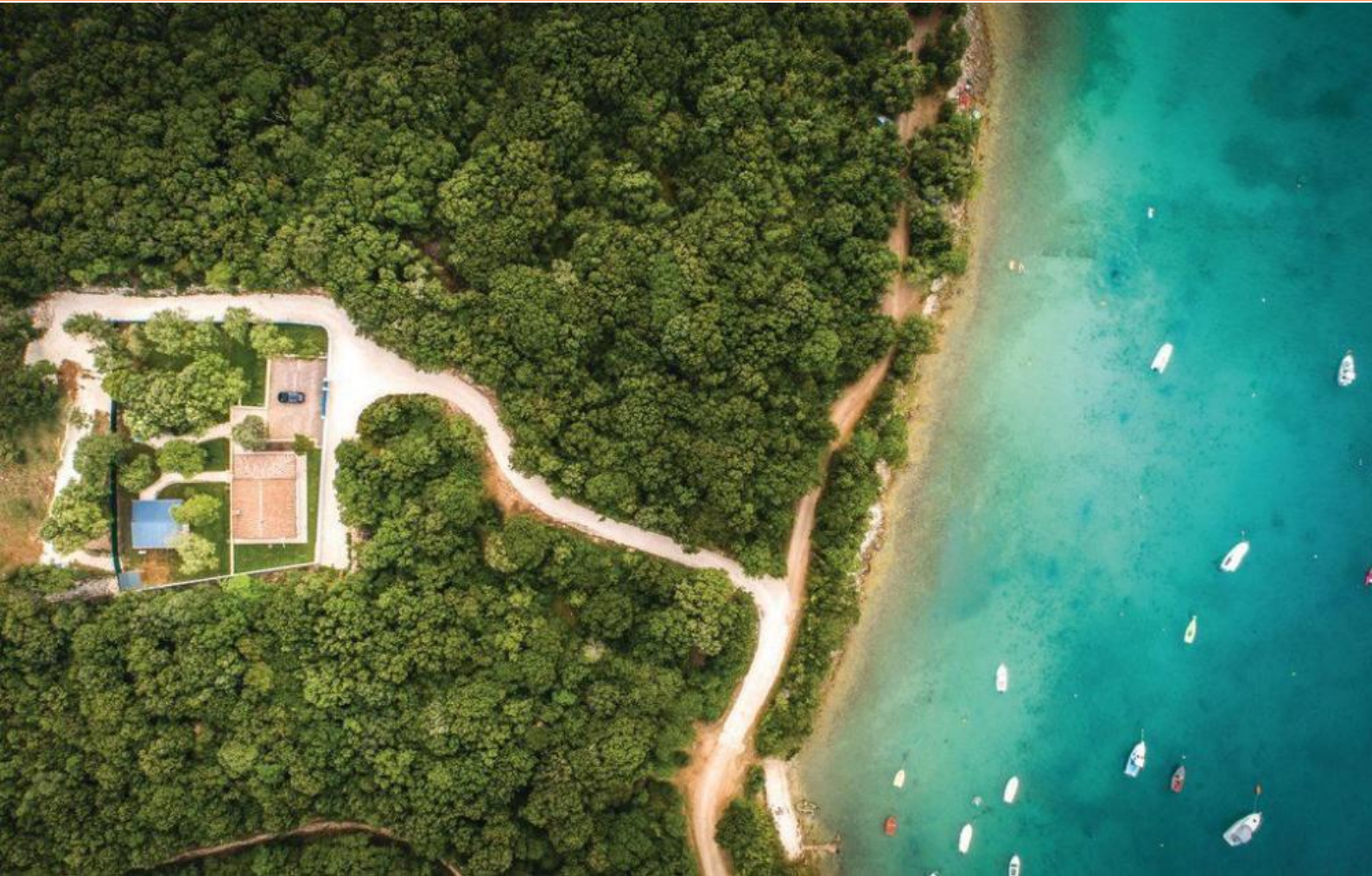


# Villa

## Rovinj, Istria



|                         |                    |
|-------------------------|--------------------|
| <b>Ref</b>              | RE-U-11654         |
| <b>Type</b>             | Villa              |
| <b>Region</b>           | Istria > Rovinj    |
| <b>Location</b>         | Rovinj             |
| <b>Front line</b>       | Yes                |
| <b>Sea view</b>         | Yes                |
| <b>Distance to sea</b>  | 50 m               |
| <b>Floorspace</b>       | 70 sqm             |
| <b>Plot size</b>        | 3240 sqm           |
| <b>No. of bedrooms</b>  | 2                  |
| <b>No. of bathrooms</b> | 2                  |
| <b>Price</b>            | Price upon request |

The most popular destination in Croatia ever - Rovinj - offers unique renovated stone villa just 50 meters from the sea on the first line!

Just 5 km from Rovinj centre, within green surrounding, pretty much isolated!

The property also owns a concession for a yacht mooring on the coast!

Total surface of the villa is 70 sq.m. Land plot around is 3240 sq.m.

This charming small villa consists of a living room, kitchen with dining area and 2 bedrooms with private bathrooms.

Heating is underfloor and is carried out in all rooms and is additionally equipped with air conditioners.

The garden of this nice house spreads over 3240m<sup>2</sup> and is completely fenced, giving complete peace and privacy. In the beautifully landscaped garden there is also a mobile home, barbecue, outdoor shower, children's playground and 2 parking spaces.

In the garden there is an extra mobile-home of 32 m<sup>2</sup> with two bedrooms, bathroom, living room with kitchen. It can be used as a guest house.

The perfect property for all those who want their own spacious oasis of peace in the middle of untouched nature and only 50 meters from the sea.

The house has no sea view but it is just a few steps away.

#### NOTE:

There is no construction land in front or around the villa and the owner of all lands round is the Republic of Croatia.

The house is also not on construction land and it is not possible to upgrade the house. The house is located on agricultural land.

However, the house is fully legalized and has usage permit.

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.

# Villa

## Rovinj, Istria



Average price/m<sup>2</sup> of this type  
in this region:  
4876 €

Median price/m<sup>2</sup> of this type  
in this region:  
4876 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
8093 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
6667 €



# Villa

## Rovinj, Istria



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# Villa

## Rovinj, Istria





# Villa

## Rovinj, Istria



# Villa

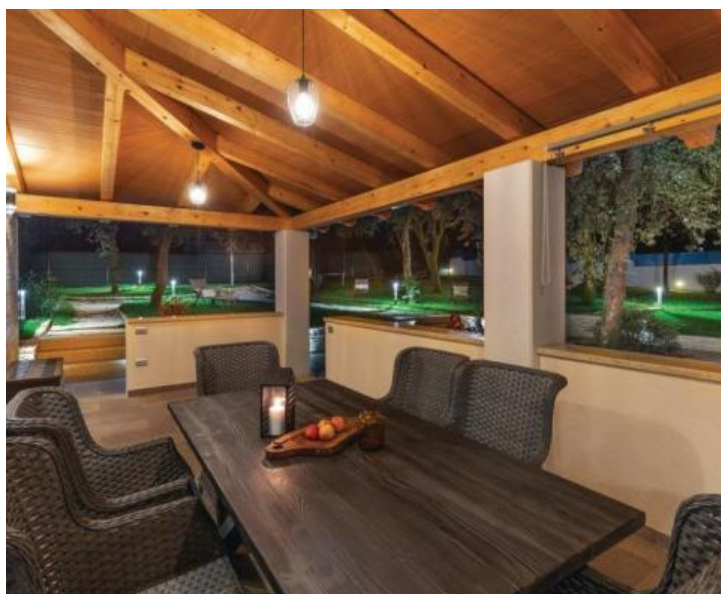
## Rovinj, Istria





# Villa

## Rovinj, Istria



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# Villa

## Rovinj, Istria

