

# Villa

## Rovinj, Istria



<b>Ref</b>	RE-U-19318
<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>	6000 m
<b>Floorspace</b>	180 sqm
<b>Plot size</b>	570 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 400 000

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Newly built villa in Rovinj area just 6 km from the sea!  
Total floorspace is 180 sq.m. Land plot is 570 sq.m.

The house consists of an entrance hall, a guest toilet that has enough space to place a washing machine and a dryer, and can also be used as a small storage room, bathrooms, four bedrooms, two of which have private bathrooms, a spacious living room with kitchen and dining room in an open concept and with direct access to the covered terrace and garden, which is ideal for entertaining and relaxing with friends and family. Two large bedrooms have a walk-in wardrobe.

Construction of a swimming pool is planned on the garden territory.

Heating and cooling will be via air conditioning, and that is quite enough because the house is of quality prefabricated construction. There is a possibility of installing an electric radiator. Laminate flooring is provided in the bedrooms, and ceramics will be installed in the rest of the house.

This house will have two to three parking spaces. There is a charging station for electric cars nearby.

The price shown is for the house in this stage as shown in the pictures.

The turnkey price will be defined in agreement with the owner.

The future buyer can influence the interior and exterior decoration according to his wishes.

This house represents an excellent opportunity for family life, a luxurious vacation from the stress of city life in the Mediterranean climate or as a financial investment for rental

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

Storage

Garden

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Price per m<sup>2</sup>:  
2.222 €

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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