

# House

Rovinj, Istria



# House

## Rovinj, Istria



<b>Ref</b>	RE-U-24038
<b>Type</b>	House
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Rovinj
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	2000 m
<b>Floorspace</b>	80 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 450 000

# House

## Rovinj, Istria



Newly built quality house on 3 floors near the center of Rovinj, 2 km from the sea!

It is a quality house with a total of 80m<sup>2</sup> of living space, located close to the most famous parts of the city center of Rovinj.

It is a newly built house in 2022, when the owners decided to completely modernize it for their own needs. During the renovation, quality materials were used, and the renovation work was done with attention to every detail. A modern approach to decoration runs through the entire house, and every room is air-conditioned. The space in the house is organized so that the house extends over a total of 3 floors (ground floor + 2 above-ground floors).

\* The ground floor is designed as a living space, that is, a space in which there is a modern and equipped kitchen with a dining room and a spacious living room. In the same area there is a smaller toilet, Further on, the other two floors are accessed by internal communication via a beautifully lit and decorated internal staircase that enhances the visual appeal of the entire space.

\* On the 1st floor there is a larger and spacious bedroom with its own bathroom, while on the 2nd floor there is another slightly smaller bedroom with its own bathroom and a private terrace. From the same terrace there is a view of the rest of the old town and the greenery.

Considering the location of the house and the quality of its equipment, it is possible to move in almost immediately, but the house can also be used as an opportunity for your own tourist investment and thus ensure a safe and stable return on investment.

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:**

Modern

# House

## Rovinj, Istria



Price per m<sup>2</sup>:  
5.625 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.721 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.211 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
3.035 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.625 €

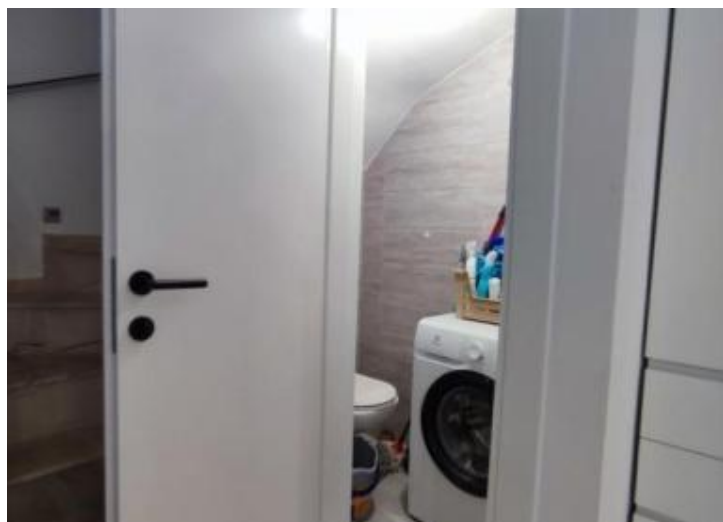
# House

Rovinj, Istria



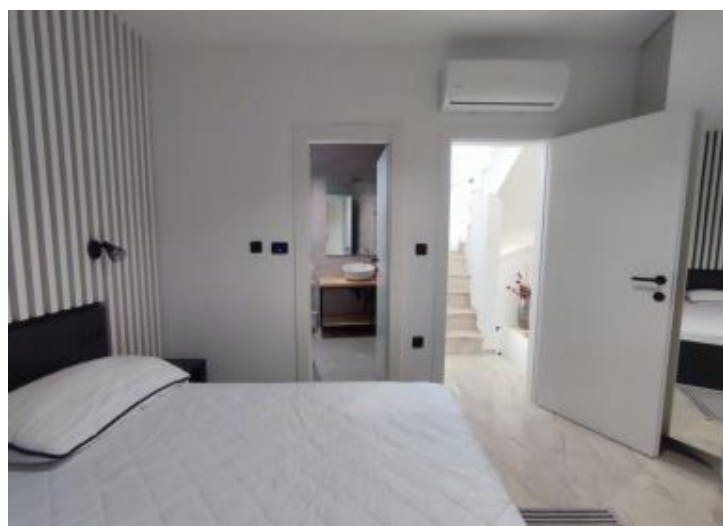
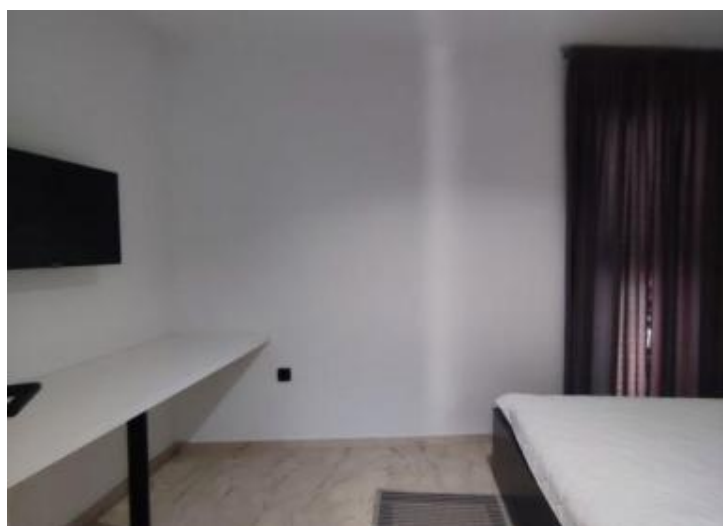
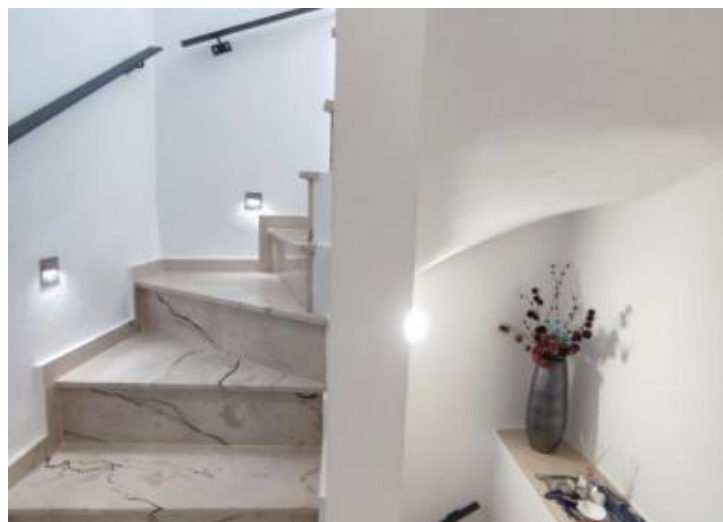
# House

Rovinj, Istria



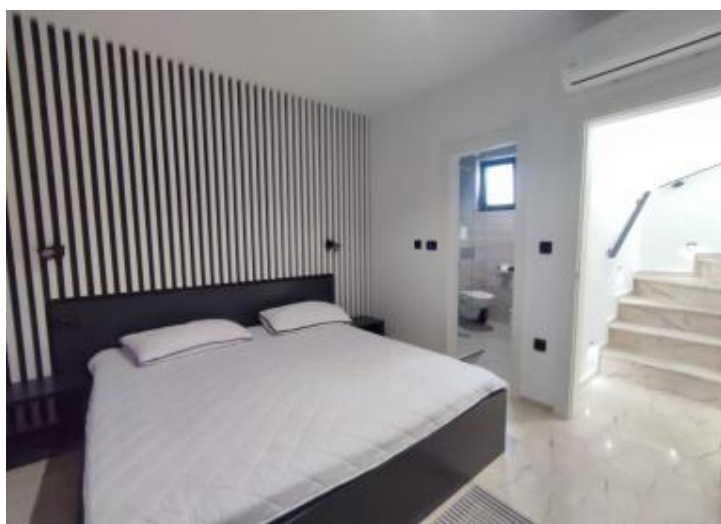
# House

Rovinj, Istria



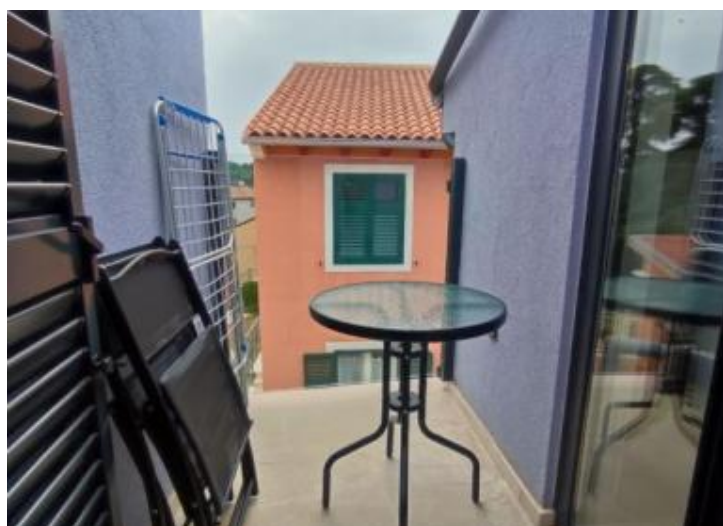
# House

Rovinj, Istria



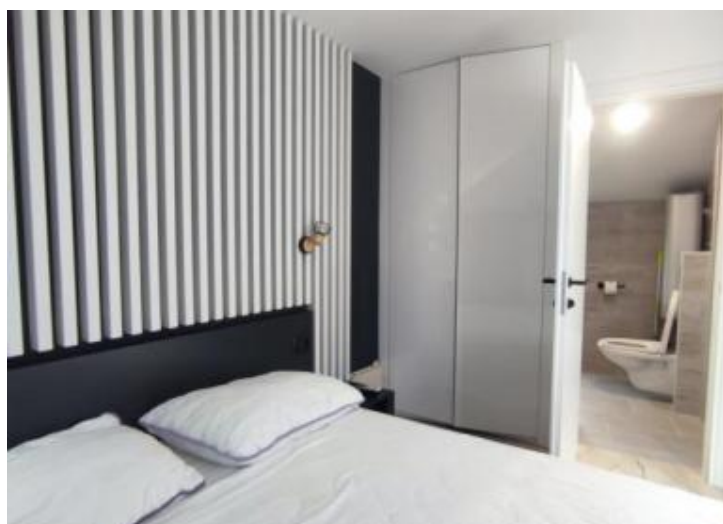
# House

Rovinj, Istria



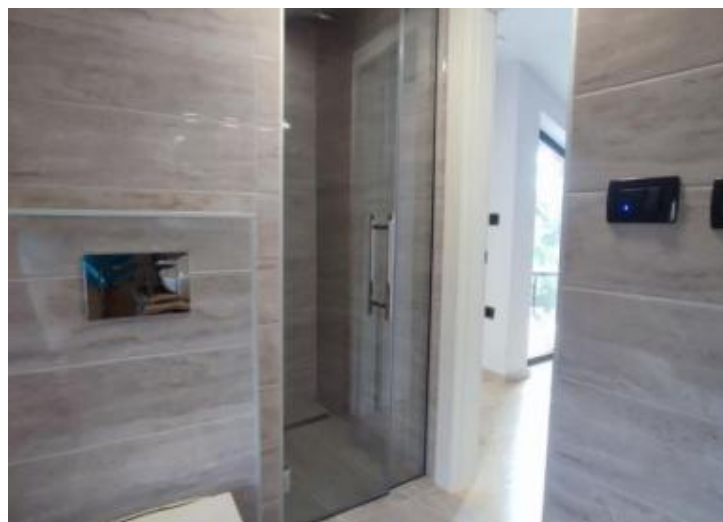
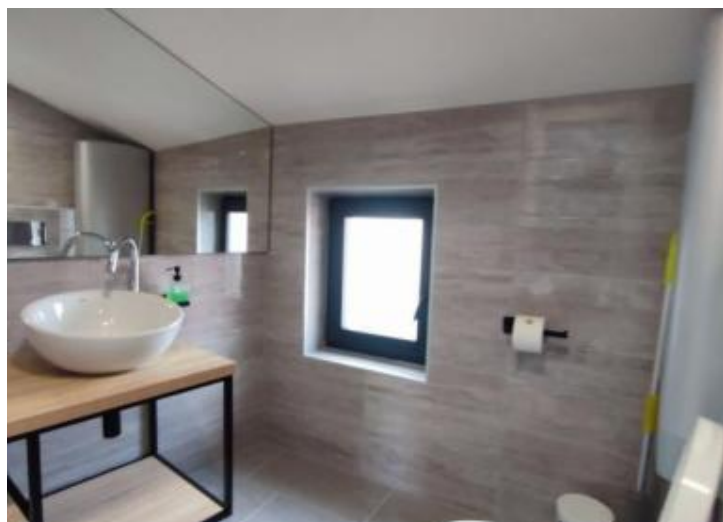
# House

Rovinj, Istria



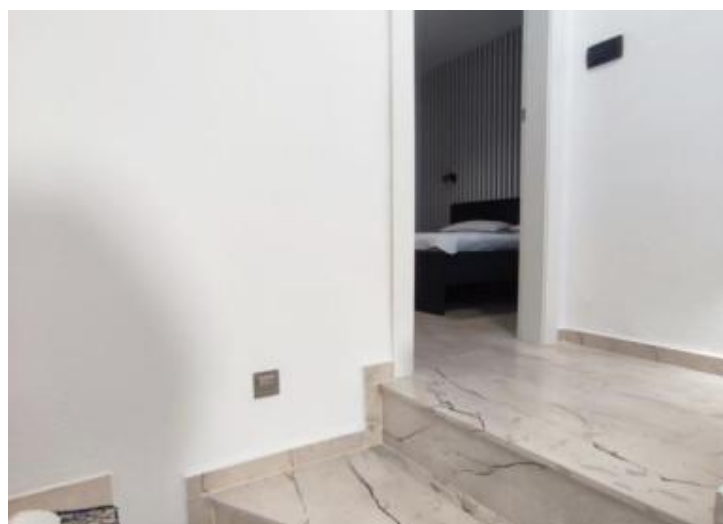
# House

Rovinj, Istria



# House

Rovinj, Istria



# House

Rovinj, Istria

