

# Villa

## Rovinj, Istria



<b>Ref</b>	RE-U-26379
<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>	5000 m
<b>Floorspace</b>	388 sqm
<b>Plot size</b>	5383 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 1 993 150

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Spacious villa with a large building plot and swimming pool in Rovinj - 5 km from the sea!

The area of the villa is 388 m<sup>2</sup>, with a spacious garden of 5,383 m<sup>2</sup>, which, together with the villa, forms a unique whole with many possibilities in the future.

This beautiful villa itself spreads its surface through the ground floor and first floor.

The ground floor contains an open-concept living room, dining room and kitchen, internal storage and laundry room, technical room, guest toilet and two bedrooms with private bathrooms. The rooms have direct access to the garden and swimming pool.

On the first floor, passing through the gallery, there are two bedrooms, each with its own en suite bathroom, a French balcony and a view of the swimming pool and nature.

At the end of the gallery is the master bedroom with its own bathroom, a spacious walk-in closet and access to a terrace of approx. 50 m<sup>2</sup>, which has external stairs, thus offering direct access to the garden and pool. Solar panels were also installed. The heated swimming pool of 43 m<sup>2</sup> with salt water contains a special cover that heats the pool using solar panels. It is ideal for use throughout the year. It also contains a hydromassage and a beautiful waterfall that will definitely soothe every part of your body.

The garden also offers a summer kitchen equipped with professional equipment, which will further enrich your stay in the villa. Two covered parking spaces with an electric charger for electric cars are provided for your tin pets. But there is enough space for about 10 more parking spaces in the rest of the garden.

There is a garden with a garden villa where the eco production of various vegetables for own needs takes place every year. For additional security, the entire house is covered by an alarm system and cameras. A septic tank is used for waste water disposal.

The entire garden is located in the construction zone, which offers the future owner the possibility of building additional buildings.

There is a possibility of buying this beautiful villa with a smaller garden area, more precisely with a 763 m<sup>2</sup> garden, and then the price would be 1,300,000 euros.

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.

Price per m<sup>2</sup>:  
5137 €

Average price/m<sup>2</sup> of this type  
in this region:  
8374 €

Median price/m<sup>2</sup> of this type  
in this region:  
3352 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4698 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3865 €



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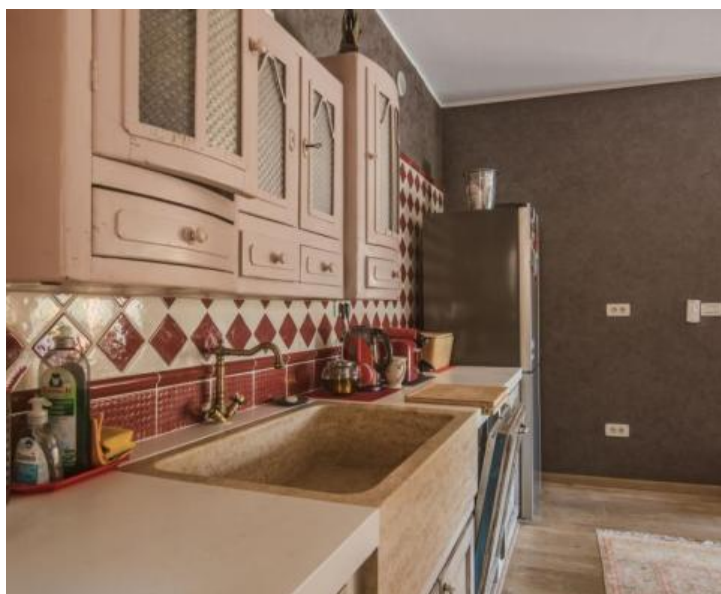
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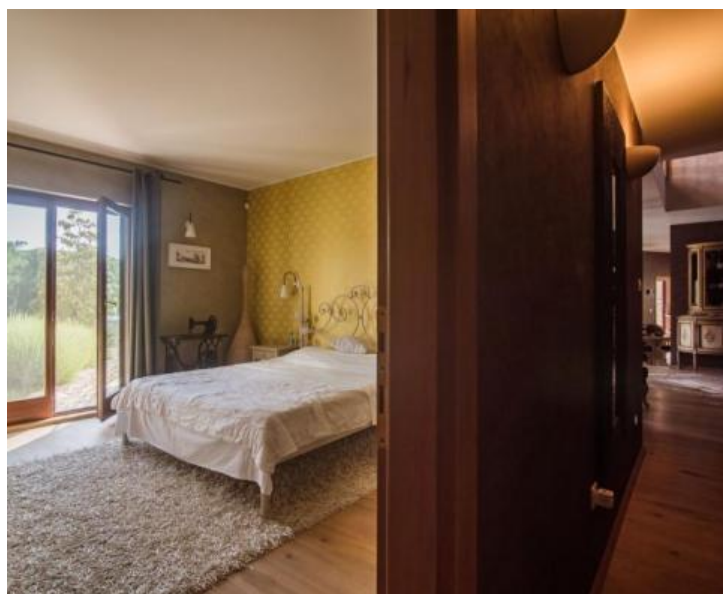
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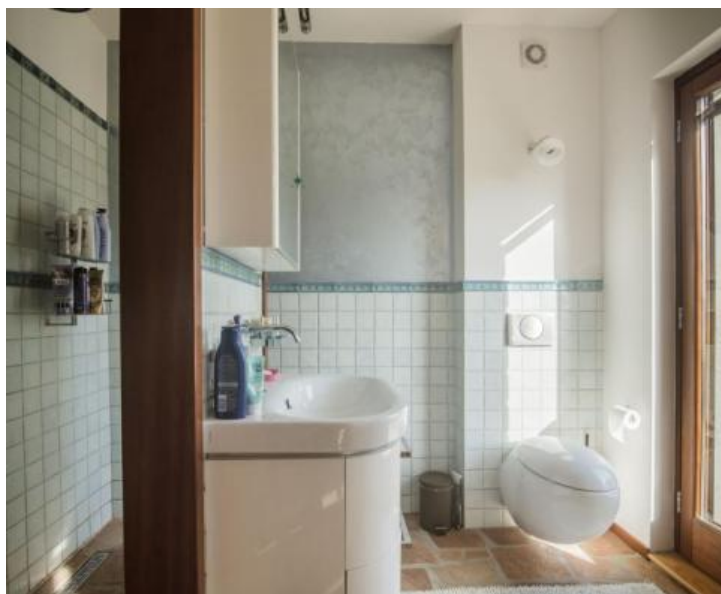
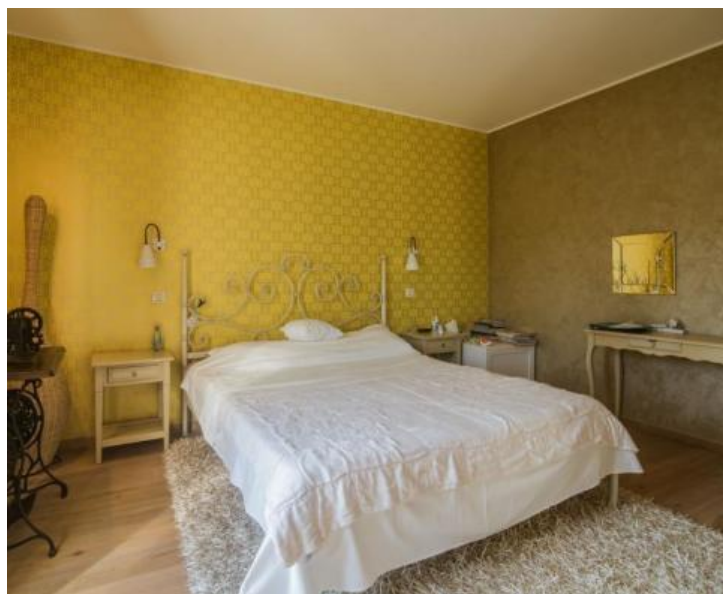
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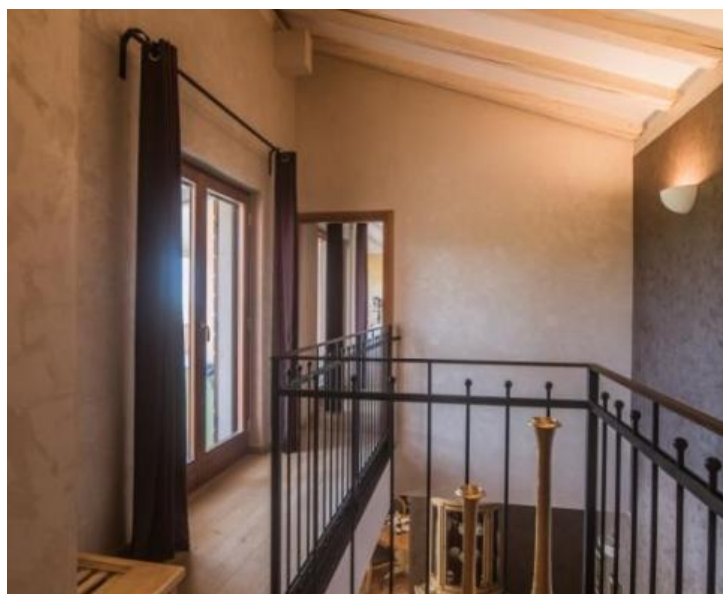
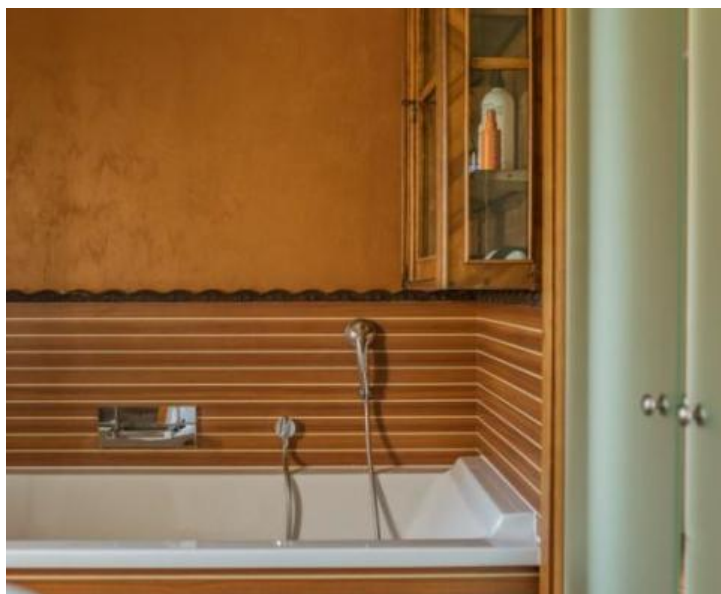
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