

## Rovinj - samostojeća kuća na odličnoj lokaciji !!, Rovinj, House



### Seller Info

Name: Elite Nekretnine  
First Name: Elite  
Last Name: Nekretnine  
Company Name: Elite nekretnine  
Service Type: Selling and renting  
Website: <https://www.elite-nekretnine.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Ciottina 24b  
Mobile: +385 51 444 488  
Phone: +385 51 444 488  
Fax: +385 51 444 494  
About us: LEGAL SERVICES Company has a legal department which consists of an attorney at law who for our clients perform all legal actions in connection with the check up of the Land registry, composition of all legal acts, submitting tax reports and submitting requests for inscription of the ownership into the Land books. SERVICES Company provides wide variety of services such as: mediation in negotiations between the parties (seller and buyer) all in the best interest of all parties involved, all in accordance with the principle of conscientiousness. transfer of all utilities onto the new owner after the purchase submitting request to the Land registry for the purpose of the inscription of the ownership right obtaining the title deed and submitting the same to the tax authorities settling the inscription in the

Land books rent, sale check up  
of all documentation appraisals  
marketing and advertising  
support for obtaining energy  
certificates free consultance

#### General data

Name : Elite nekretnine  
Abbreviated name : Elite RI  
Head office : Ciottina 24 b  
OIB 28953054348  
IBAN and name of bank :  
HR4224920081100053969 ,  
Imex banka

#### Listing details

### Common

Title: Rovinj - samostojeća kuća na odličnoj lokaciji !!  
Property for: Sale  
House type: detached  
Property area: 400 m<sup>2</sup>  
Lot Size: 840 m<sup>2</sup>  
Bedrooms: 15  
Price: 1,500,000.00 €  
Updated: Aug 15, 2023

### Condition

Built: 1987  
Last renovation: 2016

### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Rovinj  
City area: Rovinj  
ZIP code: 52210

### Additional information

Energy efficiency: A

### Heating

Heating type: central (own) electrical, air-conditioner

## Description

### Description:

In an exceptional location in an exclusive part of Rovinj, a detached house of 400m<sup>2</sup> on a plot of 840m<sup>2</sup> is for sale. It is located on the edge of a construction zone and a century-old pine forest and a step to the sea and promenades, only 150m. This beautiful house consists of a basement, ground floor, first floor and attic. In the basement of the house there is a large newly renovated tavern with kitchen and table for socializing and a living room and a large basement / storage, boiler room and laundry. On the other side there is a newly renovated studio apartment with a covered terrace. On the ground floor are two newly renovated studio apartments (one one-bedroom, the other two-bedroom, both with loggias and access to a beautiful Mediterranean garden), and another apartment consisting of entrance hall, kitchen, dining room and living room, bedroom, bathroom and open terrace 35m<sup>2</sup>. On the first floor and attic there is a duplex apartment. On the first floor is a four bedroom apartment consisting of kitchen, dining room, living room, bathroom, 3 bedrooms (two of which with private bathroom), small storage room, entrance hall, large terrace overlooking the sea and the old town from one, and two loggias of bedrooms with a view from the other side. In the attic there is an entrance hall, bathroom, 4 bedrooms (two of which have their own bathroom) and a beautiful roof terrace. The whole house has new PVC / ALU joinery (windows + shutters + blinds). Central heating is provided throughout the house, so each room has a radiator. Each unit of the house is air conditioned (inverter A++ air conditioners). Large garden offers parking for several cars (10+). This beautiful property is for sale fully furnished, with the possibility of continuing the well-established business of tourist rental, and due to its exceptional location 5 minutes walk from the city beach, it is certainly a unique opportunity!

## Additional contact info

Reference Number: 511680  
Agency ref id: 31173  
Contact phone: +385 95 595 8800