

Rovinj, okolica, atraktivna vila na top lokaciji, Rovinj, House



Seller Info

Name: Agencija Diamond Realestate
First Name: Agencija
Last Name: Diamond Realestate
Company Name: Diamond Real Estate d.o.o.
Service Type: Selling and renting
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City area: Poreč
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About us: Diamond Real Estate
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Listing details

Common

Title: Rovinj, okolica, atraktivna vila na top lokaciji
Property for: Sale
House type: detached
Property area: 600 m²
Lot Size: 380 m²
Number of Floors: 4
Bedrooms: 16
Bathrooms: 8
Price: 1.00 €
Updated: Apr 16, 2024

Condition

Built: 1995

Location

Country: Croatia
State/Region/Province: Istarska županija
City: Rovinj

City area: Rovinj
ZIP code: 52210

Permits

Building permit: yes



Additional information

Energy efficiency: B

Description

Description: Istria, Rovinj, surroundings This imposing property, located in one of the most sought-after locations in Istria, offers a unique opportunity for luxury living and profitable tourist rental. Located in the residential part of the town of Rovinj, just a minute's walk from the well-kept beaches and pearly sea, with a view of the old town. There are also shops, restaurants and other facilities nearby that are enjoyed by visitors and residents of the city. The strict center of the city with other city facilities such as health, educational and public institutions is 3 km away and is connected not only by road but also by a promenade along the sea. With this property of over 600 m² of living space and its own garden, you have the opportunity to enjoy luxury and comfort on the coast of the Adriatic Sea. This villa spans four floors, each offering its own unique space and extraordinary amenities. Six units are used for tourist rental during the summer months, and count high occupancy, and most of the guests are regulars, so this shows how well established the business is. They are designed as three apartments with one or two bedrooms, while the remaining three are designed as studios. At the very top of this attractive villa is the owner's penthouse, which consists of a spacious living area, two bedrooms, and a bathroom. The special feature of this unit is the sunshine throughout the day due to the large glass wall. A garage has also found its place here, which has more than enough space for storing tools and equipment. Next to the garage is a boiler room with boilers that are connected to solar panels and heat water throughout the house, even on cloudy days. Solar power can also be used for heating, because it is conducted centrally through the entire house. On the third floor, the last floor of this excellent property, there is a penthouse with a spacious living area with a kitchen and dining room, two bedrooms and a bathroom. The living room is completely surrounded by a glass wall, which makes it completely bright throughout the day. In this penthouse, the terrace is very large and comfortable, and there is also a staircase that leads to the roof terrace with an enviable view of Rovinj and its beautiful coast. Each residential unit has air conditioning, a fully equipped kitchen, and televisions with satellite receivers. The property is located in the tourist rental system, and due to its exceptional

occupancy and old guests, it offers the possibility of continuing successful business and a return on investment. However, the possibility of combining living with tourism is not excluded. And with certain adaptations, there is a possibility to turn everything into one wonderful house for living in a top location. Everything depends on the wishes of the future owner, because the property can fulfill them all. ID CODE: 1029-45

Additional contact info

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