

## ISTRA , ROVINJ Obiteljska kuća sa pogledom na more, Rovinj, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA , ROVINJ Obiteljska kuća sa pogledom na more
Property for:	Sale
House type:	detached
Property area:	567 m <sup>2</sup>
Lot Size:	696 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	2
Price:	750,000.00 €
Updated:	Oct 12, 2024

### Condition

Built:	1974
Last renovation:	2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Heating

Central heating:	yes
------------------	-----

### Parking

Garage:	yes
Number of parking spaces:	3
Covered parking space:	yes

### Description

Description:	ISTRIA, ROVINJ Family house with a sea view The most attractive picturesque
--------------	---

Istrian town of Rovinj, with its old town center under UNESCO protection, is an eternal inspiration for romantics and artists and one of the most developed tourist destinations in Croatia. This house with a garden is located near beautiful beaches and a few minutes' drive from the old town center with its rich offer. It is located in a side street, which guarantees peace to its tenants, and the area in which it is located is abundant with family houses that also own tourist facilities with high occupancy during the summer season. 850 meters from the sea and a few km from the city center. Located on a plot of 696 m<sup>2</sup> with its 201 m<sup>2</sup> of living space plus an apartment in the yard of 24 m<sup>2</sup>, this house offers everything you need for a safe and peaceful family life, but also an investment option for tourist purposes. In the basement we come across a central stove and a larger storage room. Upon entering the house, there is a lobby that leads us to a larger open space. There is a slightly separate, equipped and functional kitchen and dining room and a larger living room with access to the garden through a sliding glass wall. On the ground floor, there is also a larger bedroom, a storage room, and a bathroom. An internal staircase leads to the upper floor, which has 3 bedrooms, a small storage room, a bathroom and a dining room. What is interesting about this property is that the garage can be raised for another floor, which provides the possibility of conversion for apartments. ADDITIONAL INFORMATION: \*The house is sold furnished \*The house has air conditioning, while all rooms have central heating. \*A new facade was installed \*New PVC carpentry \*Garage 24 m<sup>2</sup> with the possibility of raising another floor \*Apartment in the yard 24 m<sup>2</sup> On the garden, which is completely fenced, there is enough parking space for 3 to 4 cars, in addition, there is also a smaller prefab utility building used as storage. There is a possibility of setting up a swimming pool, given the availability of space for future owners. LOCATION DESCRIPTION: \* The house is located in a quiet street only 5 km from the center of Rovinj, while there are nearby; \* Shop 700 m \* Beaches 850 m \* School 700 m \* Kindergarten 650 m This is a property worthy of your attention, which offers numerous opportunities to future owners. The property is clean, without financial burden, 1/1 owner, and it is possible to move in almost immediately. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 28139

## Additional contact info

Reference Number: 572760  
Agency ref id: 28139  
Contact phone: +385 95 388 1059