

## ISTRA, ROVINJ - Dizajnerski apartman nadomak centra, Rovinj, Flat



### Seller Info

Name: Agencija Dux nekretnine  
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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  
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Address: Tizianova 8  
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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 - Dizajnerski apartman nadomak centra
Property for:	Sale
Property area:	52 m <sup>2</sup>
Floor:	2
Number of Floors:	3
Bedrooms:	2
Bathrooms:	1
Price:	213,000.00 €
Updated:	Aug 27, 2024

### Condition

Built:	2012
Last renovation:	2018

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Description

Description: ISTRIA, ROVINJ - Two-story designer 1SS+DB apartment located in a smaller residential building with a private parking space. We present this quality and designer furnished apartment, located on the 2nd floor of a smaller residential building. The apartment is located outside the old center of Rovinj, so the old town and the waterfront are only 3 km away, while all other necessary facilities are in the immediate vicinity. DESCRIPTION OF THE APARTMENT; It is an apartment with a total living area of 52m<sup>2</sup>, which is spread over two floors, the top floor and the attic. At the entrance to the apartment, there is a small lobby, which

then leads us to a larger open space where there is a comfortable living room, then a dining room and a modern kitchen. This entire space is flooded with natural light thanks to the good orientation of the apartment. Equally, there is a larger bathroom. The staircase next to the living room leads to the upper floor of the apartment, where you can find a larger bedroom with a space for relaxation, as well as a walk-in closet. **ADDITIONAL INFORMATION;** \* The apartment is decorated with designer solutions, it is very comfortable and functionally furnished. So you can stay in the apartment all year round or rent it out for tourist purposes. \* The building has 10 cm facade thermal and hydro insulation, which makes staying in the apartment even more comfortable. \* Quality PVC, air conditioners for heating and cooling the apartment were installed. \* There are quality ceramics and parquet on the floors. \* The apartment has a private parking space in the garden of the building. \* The ownership of the apartment is in order! **LOCATION DESCRIPTION;** The apartment is located outside the old and famous city center of Rovinj, in a newly built building. But this does not mean that the location of the apartment is less attractive, in fact, the apartment is located only 3 km from the center and the romantic Rovinj waterfront, while around the apartment there are numerous shops and various amenities needed for everyday life. In addition, the location of the apartment is quiet, without noise, without a lot of traffic or crowds of people. The apartment is actually ideal for year-round living, as a safe corner for a small family. Precisely for the reason that there are shops like; Lidl, Plodina and Kauflanda, and in the immediate vicinity is the new Rovinj shopping center. Schools, kindergartens and everything else such as restaurants, cafes and taverns are located a few steps from the apartment. The beaches in Rovinj are located 5 to 8 minutes by car or only 10 minutes by bike from the apartment. In short, it is a high-quality apartment that can represent an ideal opportunity for a real family home, as well as an opportunity for a private investment in the direction of tourist rental. The apartment stands out precisely with the help of attractive and unusual interior design, quiet location and having a private parking space. For any additional questions, necessary information or wish to organize an apartment viewing appointment, please feel free to contact us! 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: 28269

## Additional contact info

Reference Number: 574136  
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