

## ISTRA, ROVINJ Apartmanska kuća na mirnoj lokaciji!, 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 Apartmanska kuća na mirnoj lokaciji! |
| Property for:     | Sale   |
| House type:       | semi-detached                                      |
| Property area:    | 513 m <sup>2</sup>                                 |
| Lot Size:         | 234 m <sup>2</sup>                                 |
| Number of Floors: | 5  |
| Bedrooms:         | 20   |
| Bathrooms:        | 12   |
| Price:            | 1.00 €   |
| Updated:          | Jun 17, 2024                                       |

### Condition

|        |      |
|--------|------|
| Built: | 2008 |
|--------|------|

### Location

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

### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Location permit:       | yes |
| Ownership certificate: | yes |

### Additional information

|                    |   |
|--------------------|---|
| Energy efficiency: | A |
|--------------------|---|



### Heating

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

### Parking

Number of parking spaces: 5

## Description

Description:

We are selling an apartment house with a well-established business! The property is located only 160m from the sea, spreads over five floors and has a total living area of 513m<sup>2</sup>! In the basement there is an area of 56.10 m<sup>2</sup> and is currently unfinished as well as the attic whose area is 92.60 m<sup>2</sup>. The space in the basement can be arranged as a tavern, reception or breakfast room, while the attic space is suitable for adaptation into two residential units and thus increase the number of guests that the facility can receive and thus income. The ground floor of 116.50 m<sup>2</sup>, the first floor of 115.50 m<sup>2</sup> and the second floor of 112.30 m<sup>2</sup> are fully equipped and furnished and contain six apartments, one studio apartment and four rooms. In the yard of the main building there is an additional apartment of 20m<sup>2</sup> which functions as a separate unit. An ideal investment opportunity for the opportunity to take over the business from the current owners and thus get a well-established business, including regular guests who visit this facility for years. The proximity of the sea of only 160m, quiet location and the fact that it is located in Rovinj, makes this property extremely interesting! ID CODE: 5752

## Additional contact info

Reference Number: 578095

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