

## ISTRA ROVINJ Apartmanska kuća u starom gradu, 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 u starom gradu
Property for:	Sale
House type:	in sequence
Property area:	170 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	5
Bathrooms:	5
Price:	1,250,000.00 €
Updated:	Oct 29, 2024

### Condition

Last renovation:	2013
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### 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

### Description

Description:	<p>ISTRA ROVINJ Apartment house in the old town Stone house on 3 floors in the center of Rovinj. It is a quality house with a total of 170m<sup>2</sup> of living space, located close to the most famous parts of the city center of Rovinj. It is a renovated house in 2013, when the owners decided to completely renovate it. During the renovation, quality materials were used, and the renovation work was done with attention to every detail. A modern approach to decoration runs through the entire house, and every room is air-conditioned. <b>PROPERTY DESCRIPTION:</b> The house consists of a total of 170m<sup>2</sup> NET usable area, and is spread over 3 floors: ground floor, 1st floor and 2nd floor. *Ground floor* At the entrance to the house there is a small reception that connects all floors of the house with an internal common staircase, further through a private passage is a separate apartment consisting of a bedroom, a kitchen with a dining room and a bathroom with a total</p>
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area of 35m<sup>2</sup>. Further on, the other floors are accessed by internal communication via a beautifully lit and decorated internal staircase that enhances the visuality of the entire space. \*1. Floor\* Entrance from the common staircase consists of an apartment and a room. The room consists of 16m<sup>2</sup>, which has its own bathroom. The apartment has a bedroom, a bathroom and a kitchen with a dining room with a total area of 35m<sup>2</sup>. 2nd floor;\* So we climb the internal staircase to the last residential unit, which consists of an apartment and a room. The layout is the same as on the first floor. Considering the location of the house and the quality of its equipment, the house can be used as an opportunity for your own tourist investment and thus ensure a safe and stable return on investment. LOCATION; Given that the house is located in one of the most visited places in Croatia, in the romantic and unmissable town of Rovinj, it is an ideal opportunity for all those who are looking for their own corner of a little paradise or for all those who are looking for their own business opportunity. The house is located in the center of Rovinj, but in a quiet and peaceful street, which we consider an advantage considering that there is no noise and crowd during the summer months. All the numerous and well-known restaurants and cafes are only a 2-minute walk away, while the famous Rovinj waterfront is a 4-minute walk away, and one of the most famous beaches of Rovinj, almost in the very center of the city, is only a 7-minute easy walk away. Shops, a bus station and everything needed for safe and peaceful living are in the immediate vicinity. Unencumbered Ownership 1/1 Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 28243

## Additional contact info

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