

## ISTRA, ROVINJ - Apartmanska kuća, 200 m od mora, Rovinj, House



### Seller Info

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First Name: Agencija  
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Company Name: DUX NEKRETNINE d.o.o.  
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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 - Apartmanska kuća, 200 m od mora
Property for:	Sale
House type:	detached
Property area:	400 m <sup>2</sup>
Lot Size:	659 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	15
Bathrooms:	6
Price:	1,349,000.00 €
Updated:	Oct 31, 2024

### Condition

Built:	1987
Last renovation:	2016

### 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:	In preparation
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### Parking

Number of parking spaces:	7
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## Description

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ISTRIA, ROVINJ - Apartment house, 200 m from the sea The most attractive picturesque Istrian town Rovinj, with the old town center under UNESCO protection, is an eternal inspiration for romantics and artists and one of the most developed tourist destinations in Croatia. It is located on the west coast of Istria and is adorned by a distinctly indented archipelago with as many as 14 islets and 6 cliffs along 67 kilometers of coastline, which is a protected natural heritage. A beautiful indented coast, a specific mild Mediterranean microclimate, an excellent gastronomic offer, year-round cultural events and nice and friendly hosts make this small town magical. In an exclusive area in the suburbs of Rovinj, there is an apartment house for sale, 200 m from the sea. The house was built in 1987, while the renovation of the facade (Grigolin silicate plaster), complete carpentry (alu/pvc), installation and sheet metal work of the house was done in 2016. The spacious house extends through the basement, ground floor, first floor and attic and consists of five residential units. In the basement of the house there is a large tavern with a kitchen, a boiler room, a laundry room and a studio apartment with a covered terrace. The ground floor consists of three residential units; two one-room apartments and one one-room apartment. All three residential units have a terrace and access to the garden. The first floor and the attic form one unit connected by an internal staircase. On the first floor there is a four-room apartment (kitchen and dining room, large hallway, bathroom, small storage room, three bedrooms, two of which have their own bathroom, a large terrace with a view of the old town on one side and two loggia bedrooms on the other). The attic consists of an entrance hall, a roof terrace, one shared bathroom and four bedrooms, two of which have their own bathrooms. The whole house has central heating with heating oil (Riello stove, large heating oil tank and common 300 L Riello boiler, each room in the house has its own radiator). The gas cabinet is located on the plot. Each unit of the house is air-conditioned (inverter air conditioning) and equipped with SAT/TV installations. The large garden has several parking spaces. According to the location information/construction conditions (July 2020), it is allowed to raise an additional floor and expand the building (area of mixed, predominantly residential use). The house is the last one in the settlement, and behind it begins the green zone with a ban on further construction. Ownership 1/1. All papers in order. No burden. 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: 29098

## Additional contact info

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