

## Rovinj, kuća na odličnoj poziciji na korak od centra, Rovinj, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Rovinj, kuća na odličnoj poziciji na korak od centra  
Property for: Sale  
House type: detached  
Property area: 268 m<sup>2</sup>  
Lot Size: 204 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 10  
Bathrooms: 5  
Price: 750,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 1985

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Rovinj

City area: Rovinj  
ZIP code: 52210

## Permits

Building permit: yes



## Additional information

Energy efficiency: In preparation

## Description

Description: Istria, Rovinj, center Near the beautiful beaches of Rovinj with a view of the old town, there is a house that stands as part of a duplex and is in one of the most sought-after locations in the city. What is an excellent indicator of the location is that shops are a step away from the apartment, while all other necessary amenities are only a 5-minute easy walk away. The house spans three floors, a basement with a basement and workshop, and two above-ground floors, a total of 268m<sup>2</sup> with three residential units. There are two apartments on the ground floor that are used for tourist rental purposes during the summer months. The smaller apartment has a square footage of 34.50 m<sup>2</sup>, consists of a living room with a kitchen and dining room, a spacious bedroom and bathroom, and has its own garden where there is an outdoor terrace surrounded by greenery. The second, larger apartment on the ground floor is slightly more than 71 m<sup>2</sup>, and has two spacious bedrooms, a living room with a kitchen and dining room, and two bathrooms. The excellent position of this apartment ensures light throughout the day, which is helped by the terrace, which can be accessed from both the living room and one bedroom. On the first floor there is another family apartment with living room, kitchen and dining room, there is also a covered terrace. There are also two bedrooms and two bathrooms. It is worth noting that this apartment has a beautiful semi-open terrace with a view of the surroundings, while the sea can be seen through the canopy of the nearby forest. The apartments are air-conditioned, while a wood stove is used for heating in the family apartment. The yard of this house is landscaped and can accommodate up to three vehicles, it also has a small enclosed garden and an outdoor kitchen. This property, with a little imagination and renovation according to your own wishes and possibilities, can be your dream home, while the apartments would bring you a certain income during the tourist season. So don't miss the opportunity! ID CODE: 1029-289

## Additional contact info

Reference Number: 586279  
Agency ref id: 1029-289

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