

## Rovinj, apartmantska kuća u starom gradu, 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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1.kat  
Mobile: +385 52 210 824  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Rovinj, apartmantska kuća u starom gradu  
Property for: Sale  
House type: detached  
Property area: 200 m<sup>2</sup>  
Lot Size: 24 m<sup>2</sup>  
Number of Floors: 2  
Bedrooms: 3  
Bathrooms: 3  
Price: 695,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 1900

#### Location

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

City area: Rovinj  
ZIP code: 52210



## Permits

Building permit: yes

## Additional information

Energy efficiency: C

## Description

Description: Istria, Rovinj, center This property is located in the center of Rovinj, only 30m from the sea and the beautiful city waterfront, which exudes the tradition of a fishing town. The property is surrounded by all the facilities necessary for life, and is at the center of all events and characteristics by which Rovinj has been recognized for years and attracts people from all over the world. Comfort in the center of events, its own small yard, greenery and peace are the main attributes that describe this property. It spreads over three floors, the total area of residential units is about 200m<sup>2</sup>, while the yard has 24m<sup>2</sup>. Each residential unit has its own spacious terrace which is equipped with quality awnings to provide its users with the desired shade. The ground floor has a studio consisting of a kitchen with dining area and living room, and the bed is separate so there is a possibility to close and arrange as a bedroom because that part is very spacious. On the first floor there is a studio apartment with kitchen, dining room, small storage room, bedroom and bathroom. What is special is that in addition to the terrace, this studio apartment also has a balcony overlooking the courtyard. On the second floor, high attic is also a studio as on the first, with a slightly different layout. Each studio apartment has its own separate entrance. Everything was completely renovated and decorated two years ago, and only high quality materials and furniture were used. Every detail was taken care of and the space was used to the maximum. All kitchens are made to measure, the beds are made of solid wood, the external staircase and the yard are paved with stone. Underfloor heating is installed on the ground floor while the studio apartments have heating via air conditioning. The house is currently used as a tourist rental and has a high occupancy rate, especially since it is categorized as a four-star facility. Due to its unique location, this property offers a handful of opportunities, from tourism to living a step away from the sea. Everything is up to the wishes of the future owner. ID CODE: 1029-51

## Additional contact info

Reference Number: 586731  
Agency ref id: 1029-51