

## Istra Rovinj atraktivna kuća u centru!, Rovinj, House



### Seller Info

Name: Camelia Real Estate

First Name: Camelia

Last Name: Real Estate

Company Name: Camelia Real Estate d.o.o.

Name:

Service Type: Selling and renting

Website: <https://www.camelia.hr>

Country: Croatia

Region: Primorsko-goranska županija

City: Opatija

City area: Opatija

ZIP code: 51410

Address: Ulica Maršala Tita 139

Mobile: 0038598389101

Phone: 0038551514157

About us: Camelia real estate d.o.o. offers a large selection of carefully selected properties in Opatija, the Opatija Riviera, Istria and Gorski Kotar; from elite villas, exclusive apartments, perfectly positioned houses and apartments by the sea, to attractive plots of land, which are a great investment potential.

Our offer includes penthouses and luxury apartments in new buildings with panoramic views and accompanying amenities and infrastructure, villas with swimming pools and landscaped gardens, and various plots of land with potential.

Our experienced agents with a license will help you in the entire process of buying and selling, from consultation to actual realization with a whole team of legal experts, architects, interior designers.

Reg No.: 102/2018

## Listing details

## Common

Title:	Istra Rovinj atraktivna kuća u centru!
Property for:	Sale
House type:	semi-detached
Property area:	78 m <sup>2</sup>
Lot Size:	12 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	1
Price:	450,000.00 €
Updated:	Nov 20, 2024

## Condition

Built:	1900
Last renovation:	2008

## 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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## Description

Description: Rovinj Old Town Attractive Stone House! A truly rare opportunity in the real estate market, we are facilitating the sale of a very charming house located in the old town core, in close proximity to Rovinj's most famous pedestrian street, Carera. The heart of the city, yet the peace and quiet of the micro-location are ideal for sipping the first morning coffee or a glass of wine while watching the sunset. The house spans 4 floors with a total area of 78 m<sup>2</sup>. Once an old stone house, it

was converted into a very charming summer house with a small courtyard about 15 years ago. Each floor has about 20 m<sup>2</sup> with a typical layout for stone houses in old Istrian towns. The cozy ground floor houses the kitchen with living room and a small storage room, while a spiral staircase leads to the other three floors of the house, where you'll find 2 more bedrooms, a bathroom, and a loft space currently used as a bedroom. The house has a small courtyard and no private parking space. Owners of houses in this micro-location can access the property by car only for delivery purposes, while cars can be parked at the city parking lot at a very privileged price. Each room has air conditioning (a total of 4 air conditioners) for cooling in summer and heating if needed with electric radiators. Due to the thickness of the walls, the house is easy to heat in winter and maintains a very pleasant temperature in summer. With its fantastic micro-location in the strictest part of Rovinj, this property is ideal for investment in tourist rental and comes with our highest recommendation! ID CODE: 628

### Additional contact info

Reference Number: 606047  
Agency ref id: 628  
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