

## ISTRA, ROVINJ - Čarobna kuća u starogradskoj jezgri 20 metara od mora, Rovinj, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto: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 - Čarobna kuća u starogradskoj jezgri 20 metara od mora |
| Property for:     | Sale  |
| House type:       | in sequence   |
| Property area:    | 183 m <sup>2</sup>  |
| Number of Floors: | 3   |
| Bedrooms:         | 5   |
| Bathrooms:        | 4   |
| Price:            | 779,000.00 €  |
| Updated:          | Jun 18, 2024  |

### Condition

|                  |      |
|------------------|------|
| Built:           | 1800 |
| Last renovation: | 1996 |

### Location

|                        |                   |
|------------------------|-------------------|
| Country:               | Croatia           |
| State/Region/Province: | Istarska županija |
| City:                  | Rovinj            |
| City area:             | Rovinj            |
| ZIP code:              | 52210             |



### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Ownership certificate: | yes |

### Description

|              |  |
|--------------|--|
| Description: | <p>ISTRIA, ROVINJ Magic house in the old town! Rovinj is a romantic Mediterranean, a destination for all those who crave the sentimental atmosphere of times that have passed irrevocably. Rovinj began its romantic life on an island whose cramped space conditioned the construction of compact houses, narrow streets and small squares that are still untouched by modern urbanism. Growing up in its rich fishing tradition, Rovinj has become known for its unique batana boat, bitinada songs but also for spacio, a local version of a tavern or wine cellar where Rovinj people once kept, tasted and resold wine. Today in Rovinj and its surroundings there are the best Istrian restaurants and many interesting tourist attractions. The development of Rovinj is certainly due to the many beautiful beaches and proximity to the sea. It is in Rovinj that a magical house with a very</p> |
|--------------|--|

interesting layout is for sale. The total area of the house is 183 m2. The whole house is connected by circular stairs so that from the living room there are two entrances as part of the communication with the rest of the house. The house spreads over three floors and has a sea view. Upon entering the house we arrive in a hallway that has an entrance to the living room with kitchen and dining area and a separate entrance where the stairs of the highly prized type of oak wood begin. The house consists of two kitchens, living room with dining area, 2 existing bedrooms + one smaller room that can be a bedroom, 2 bathrooms, 2 terraces and 2 toilets. The house is equipped with 3 air conditioners and there is a possibility of heating with wood and pellets. On the ground floor from the living room there is a direct exit to the green area which is owned by the municipality. The property offers the possibility of modifications according to your own wishes and creating a different layout of the rooms themselves. The house dates back to 1800 and in 1996 the current owners carried out various types of renovations. Considering the unique location, sea view, proximity to the sea and all amenities, this property is a special opportunity. Dear clients, agency commission is charged in accordance with the General Terms and Conditions:  
<http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 12785

### Additional contact info

Reference Number: 607025  
Agency ref id: 12785