

## Istra, Rovinj, dvosobni stan u starogradskoj jezgri, Rovinj, Flat



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silvija Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Istra, Rovinj, dvosobni stan u starogradskoj jezgri
Property for:	Sale
Property area:	50 m <sup>2</sup>
Floor:	2
Number of Floors:	2
Bedrooms:	3
Bathrooms:	1
Price:	350,000.00 €
Updated:	Nov 16, 2024

### Condition

Built:	1900
Last renovation:	2022

### 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: The Kaiser Immobilien agency is selling a modern two-bedroom apartment in the center of the old town of Rovinj. Rovinj is located on the western side of the Istrian peninsula, and stretches north of the Lim channel all the way to Bal in the south. Rovinj is said to be one of the most beautiful cities in Croatia, so it is no surprise that it is the strongest tourist center in Croatia, and that it has been

recording a record 3 million overnight stays in the season for several years. There is something magical about a city with so many visitors. Once a fishing town, today it offers tourists an experience of the past in synergy with the new and modern architecture that adorns the suburbs of Rovinj. The numerous beautiful beaches and proximity to the sea are certainly responsible for the development of Rovinj. The property covers a total living area of 50 m<sup>2</sup> and was completely renovated in 2022. The apartment is equipped with modern designer furniture with a signature, creating a contemporary and elegant ambience. The apartment is located on the second floor of a renovated building. It extends through a spacious living room with kitchen and dining room, two bedrooms and a bathroom. The apartment is fully furnished and is being sold as such. The temperature is regulated throughout the year by electric heating and air conditioning. During the adaptation of the apartment, only the highest quality materials were used, and the work was carried out by a professional team under the supervision of a renowned structural engineer. In this way, every aspect of the apartment is carefully planned and executed, ensuring top quality and longevity. Apartments of this type are a real rarity in Rovinj, making this property an exceptional opportunity for you. The new owner of the apartment offers the takeover of a well-established tourist facility or as a property for an escape to the beautiful coast of Istria. Distance of the property to the place: Rovinj - Pula Airport, 40 km Rovinj - Ljubljana, 215 km Rovinj - Vienna, 600 km Rovinj - Prague, 900 km Rovinj - Munich, 610 km Agency commission is 3% + VAT. For additional information and viewing, contact your agent at email: [dean.cvitko@kaiser-immobilien.hr](mailto:dean.cvitko@kaiser-immobilien.hr) or phone number: 00385 91 5284449 ID CODE: 114-124

## Additional contact info

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