

## ISTRA, ROVINJ - 2SS+DB uređen stan na atraktivnoj lokaciji u blizini centra, Rovinj, Flat



### 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 - 2SS+DB uređen stan na atraktivnoj lokaciji u blizini centra |
| Property for:     | Sale  |
| Property area:    | 77 m <sup>2</sup>   |
| Floor:            | 1   |
| Number of Floors: | 2   |
| Bedrooms:         | 3   |
| Bathrooms:        | 1   |
| Price:            | 399,000.00 €  |
| Updated:          | Oct 22, 2024  |

### Condition

|                  |      |
|------------------|------|
| Built:           | 1961 |
| Last renovation: | 2019 |

### 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: | A+ |
|--------------------|----|



### Heating

|                  |     |
|------------------|-----|
| Central heating: | yes |
|------------------|-----|

### Parking

Number of parking spaces: 7

## Description

Description:

ISTRIA, ROVINJ - 2BR+DB furnished apartment, located in an attractive location near the city center and the famous Rovinj beaches. We proudly present this high-quality and renovated apartment, located in the wider center of the city of Rovinj. It is a completely renovated apartment that consists of everything you need for a safe and peaceful family stay. In addition, this apartment also offers a perfect private oasis for a stay during the summer months, as well as one of the rare opportunities for investment in the direction of tourism and tourist rental. Take advantage of this opportunity and become the owner of this high-quality apartment!

**DESCRIPTION OF THE APARTMENT:** It is an apartment located on the 1st floor of a smaller residential building, which is located in a peaceful and quiet street without restaurants and cafes, and all this while still being located only 3 minutes' walk from the Rovinj waterfront. The apartment thus consists of a total of 77.55 m<sup>2</sup> of living space. At the entrance to the apartment, there is a vestibule with a space for a wardrobe, which leads us into the living area of the apartment designed according to the "open space" system, without dividing walls. Here you have the opportunity to spend your time in a comfortable and spacious living room, from which there is direct access to the covered summer terrace. This entire space is flooded with daylight, which gives the apartment a special atmosphere and the feeling of a real family home. In addition to the living room, there is a slightly separated modern and equipped kitchen with a kitchen island, as well as a dining room sufficient for the whole family. This space is ideal for family gatherings and entertainment. There are two spacious bedrooms separated by a corridor, as well as a larger bathroom with a walk-in shower. The apartment also has its own storage room, ideal for all household items. A special detail of the apartment is certainly its covered terrace, which is an ideal place to escape and rest after an active day while you are surrounded by native Mediterranean plants and many pleasant scents of flowers.

**ADDITIONAL INFORMATION:** \* The apartment is sold furnished. \* The ownership of the apartment is in order, 1/1 owner, a use permit has been issued, it is possible to buy on credit. \* The apartment is equipped with air conditioning, as well as gas central heating. \* Quality PVC joinery was installed. \* The apartment was completely renovated in 2019, when all the installations in the apartment were changed. \* Only 150m from the apartment there is a parking lot intended only for tenants with an annual ticket of €20.

**LOCATION OF THE APARTMENT:** The apartment is located in an ideal location for a peaceful and safe family life or for an ideal and peaceful stay during the summer months. All this because the apartment is located away from the noise and crowds that arise during the summer months, and is located in a quiet one-way street without traffic, without restaurants and cafes. The Rovinj waterfront and the diverse content that the city center of Rovinj offers is only a 3-minute walk away. In addition to numerous famous restaurants and cafes, in the immediate vicinity of the apartment there is a school, kindergartens, numerous shops, the famous Rovinj market, one of

the most beautiful Rovinj beaches and many others. In short, this apartment offers its future owners everything they need to remember their stay in the apartment forever, the proximity to amenities and quiet location make this apartment ideal for family life or an ideal opportunity for investment in the form of a tourist rental. For any additional questions, necessary information or wish to organize an apartment viewing appointment, feel free to contact us at any time! Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.  
<https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 34299

### Additional contact info

Reference Number: 663127  
Agency ref id: 34299  
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