

ISTRA, ROVINJ - 3SS+DB obiteljski stan u blizini centra grada, Rovinj, Flat



Seller Info

Name: Agencija Dux nekretnine
E-mail: 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:	ISTRJA, ROVINJ - 3SS+DB obiteljski stan u blizini centra grada
Property for:	Sale
Property area:	75 m ²
Floor:	2
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Price:	350,000.00 €
Updated:	Oct 25, 2024

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+
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Parking

Number of parking spaces:	7
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Description

Description:	<p>ISTRIA, ROVINJ - Furnished and comfortable family apartment located in a quiet part of the suburbs, close to the city center and beautiful beaches. This attractive family apartment is located just a few minutes' drive from the unavoidable center of Rovinj. It is a renovated apartment located in a smaller building with only a few residential units. The apartment is located in a peaceful and quiet location worthy of your attention, away from crowds and noise, and everything you need for everyday life is only 500 m from the apartment. DESCRIPTION OF THE APARTMENT: This furnished apartment is located on the second floor of a</p>
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smaller private building, and covers a total of 75.79 m² of living space. The special feature of this apartment is that it is currently divided into two units, while with minor and simple modifications it is possible to connect it into one complete unit. Thus, the first smaller unit is represented by a larger hotel-style bedroom, which actually has its own sleeping area, a smaller sitting area, its own bathroom and a beautiful terrace with a view of the greenery. The second larger unit is an apartment with two bedrooms, each of which has its own bathroom, and one of them has its own terrace with a view of the greenery, and it also consists of a living room with a kitchen and a smaller living room. It is essential to mention that with a few minor modifications, it is possible to connect the first and second units into one apartment and thus get a larger living space consisting of 3 bedrooms or in which, after connecting, one bedroom can be turned into a comfortable and spacious living room, and thus get a more comfortable apartment with two bedrooms, a large living room and a separate kitchen with a dining room. Considering the concept of this apartment, it represents an excellent opportunity that offers rare flexibility in adapting to your own needs and desires. What we must emphasize additionally is that the apartment is exposed to daylight throughout the day, with the help of its good orientation towards the southwest.

ADDITIONAL INFORMATION: * The building has all the necessary documentation, the apartments are split-level, and the ownership of the apartment is in order. * The price of the apartment includes two marked parking spaces in the arranged parking lot in front of the building. * The apartment, or each room of the apartment, is equipped with high-quality air conditioners with inverters for heating and cooling the space. * During the renovation and furnishing of the apartment, special attention was paid to every detail, so only quality materials were used. * The apartment is sold furnished, as can be seen in the pictures. * During the renovation, the owners changed all the electricity, water, drainage and internet installations. This property offers its future owners numerous possibilities, so with the current organization of the apartment's premises, it is possible to rent each unit separately or together, and in addition to ensure a return on the investment. If you still want to use the apartment only for private needs, then you have the opportunity to connect both units into one and thus get a spacious apartment in accordance with your needs. In addition, this apartment can also be used as an excellent opportunity for your own investment for tourist purposes, so you can rent each bedroom separately, while the living room would then represent a common place for socializing and entertainment. For any additional questions, necessary information or wish to organize an apartment viewing appointment, feel free to contact us with confidence! Dear clients, the agency commission is charged in accordance with the General Business Conditions:
www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 34468

Additional contact info

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