

APARTMANSKA KUĆA U ROVINJU, 200 METARA OD MORA, Rovinj, House



Seller Info

Name: Dogma Nekretnine
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Company Name: Dogma nekretnine d.o.o.
Service Type: Selling and renting
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,
Ulica grada Vukovara 284
(Almeria building D). Our
teams are at your disposal in all
locations!

Listing details

Common

Title:	APARTMANSKA KUĆA U ROVINJU, 200 METARA OD MORA
Property for:	Sale
House type:	detached
Property area:	400 m ²
Lot Size:	839 m ²
Bedrooms:	12
Bathrooms:	6
Price:	1,350,000.00 €
Updated:	Oct 28, 2024

Condition

Built:	1971
Last renovation:	2016

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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Parking

Number of parking spaces:	7
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Covered parking space: yes

Description

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ROVINJ - Apartment house in a great location, only 200 meters from the sea. We are selling a detached house with a total of 400 m² of living space, on a plot of 840 m² in an exclusive part of the town of Rovinj, a stone's throw from the sea and promenades. The house borders a century-old pine forest (an urbanistically defined green zone with a ban on construction), which ensures long-lasting peace and privacy. The surroundings and the microlocation are in constant development, which is important for the development of the destination, and it is important to mention one of the latest realized projects of the nautical port of San Pelagio Rovinj, with a total of 375 moorings, that project had a significant impact on this microlocation. After the port, the renovation of the San Pelagio beach and environment is announced, so it is expected that this project will further increase the attraction of this area and increase the interest of users and customers. The house is divided into 5 apartments (one-room, two-room and four-room) and a tavern. In the basement of the house there is a large newly renovated and air-conditioned tavern with a kitchen and a dining table for 12 people and a living room, a large cellar/storage room, a boiler room and a laundry room. On the other side of the basement is a newly renovated one-room studio apartment with a covered terrace. On the ground floor there are two additional newly renovated studio apartments, one with one bedroom, the other with two bedrooms, both with loggias and access to a large Mediterranean garden in which there is enough space to build a swimming pool (close to all installations) as an additional feature. On the other side of the ground floor there is an apartment consisting of an entrance hall, kitchen, dining room and living room (open space concept), 1 bedroom, bathroom and a large open terrace of 35 m² with a view of the surrounding greenery. The entire ground floor is currently used for tourist purposes. The first floor and the attic form a two-story apartment connected by an internal staircase and a large terrace that stretches along its entire length with a view of the sea/old town. In the case of raising an additional floor or the existing height of the attic (allowed according to the location information), the idea of a flat roof/terrace/sundeck (perhaps with a swimming pool or jacuzzi) opens up with a unique view of the sea, greenery and Rovinj's old town! According to the location information and construction conditions, it is allowed to build an additional floor (basement + ground floor + 1st floor + 2nd floor + high attic) and to expand the building (area of mixed use 'M', predominantly residential use - family multi-storey building, residential building, hotel, business - residential building). With a simple operation, the existing condition is transformed into a building with three large (100+ m²) or 5 smaller residential units (2 per floor + one in the attic). By raising the additional floor, of course, the housing capacity increases. The house has new ALU/PVC carpentry, heating oil central heating throughout the house (each room in the house has its own radiator; new Riello stove, large fuel oil tank and common new 300 L Riello boiler for all consumers). Gas cupboard on the plot, each unit of the house is air-conditioned (inverter A++ air conditioning) and

with SAT/TV installations and high-speed internet (optics also available). Large garden with several parking spaces (10+). Shop and local bus stop 50 m away, the sea, a kindergarten and a newly built sports port about a hundred meters from the house. Newly renovated city beaches with all infrastructure within a 3-minute walk. Ownership 1/1. All papers in order. No burden. The house is sold furnished as in the pictures, with the possibility of continuing the well-established business of renting apartments, given the long-standing tradition and the highly rated 9.6. Make the right decision with our support for a pleasant real estate buying experience, contact us with confidence: FILIP MARIĆ Licensed agent Mobile: +385 91/335-5350 filip.maric@dogma-nekretnine.com

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