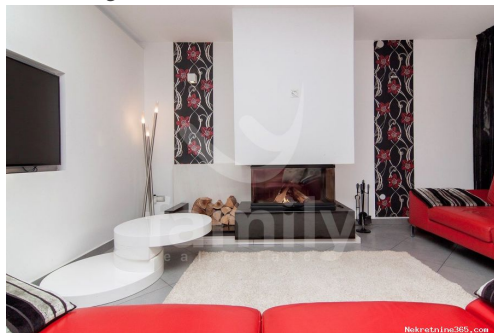


## DVA MODERNA STANA SA VRTOM NA ATRAKTIVNOJ LOKACIJI

### Rovinj, Flat



#### Seller Info

Name: Family Nekretnine  
First Name: Family  
Last Name: Nekretnine  
Company Name: Family nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://family-nekretnine.hr>  
Country: Croatia  
Region: Istarska županija  
City: Pula  
ZIP code: 52212  
Address: Smareglina ulica 5  
Phone: 0038552521111  
About us: Family nekretnine d.o.o. is a licensed real estate brokerage company registered in the Register of Brokers, which has a very passionate, ambitious, experienced and professional and empathetic approach to each client in order to provide them with the highest quality and carefree real estate brokerage service.

#### Listing details

### Common

Title: DVA MODERNA STANA SA VRTOM NA ATRAKTIVNOJ LOKACIJI  
Property for: Sale  
Property area: 113.0 m<sup>2</sup>  
Bedrooms: 2  
Bathrooms: 2  
Garden area: 400.0 m<sup>2</sup>  
Price: 435,000.0 €  
Updated: Dec 06, 2024

### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Rovinj

City area: Rovinj



## Permits

Building permit: yes

Ownership certificate: yes

## Additional information

Infrastructure: Water, Electricity, Sewage, Telephone installation

## Parking

Number of parking spaces: 1

## Description

Description: The County of Istria is famous as one of the most suitable regions for life, and offers many natural beauties supported by a warm Mediterranean climate and a very cordial resident population. In the west of the Istrian peninsula there is a small ancient Roman town called Rovinj. Rovinj is rich in its heritage and old Roman infrastructures and legacies that give it a special atmosphere when enjoying this wonderful city, which is the leading tourist destination in Croatia. These two apartments with a total area of 113 m<sup>2</sup> are located in Rovinj. The apartments are located on the ground floor of a smaller residential building. The apartments are shared by a common hallway. The smaller apartment functions as a studio apartment and consists of a space in which there is a sleeping area, a dining room, a living room, a bathroom, a terrace, a storage room and a total area of approx. 34 m<sup>2</sup>. The second apartment is a one-room apartment with an area of approx. 79 m<sup>2</sup> and consists of one bedroom with a terrace, a living room, a dining room, a kitchen, a bathroom and a terrace in the courtyard. The terrace is about 40 m<sup>2</sup>, while the garden is about 400 m<sup>2</sup> with irrigation and lighting in the yard, as well as the possibility of building a swimming pool. The parking space is in the owner's part of the apartment. PVC joinery with double glazing has been installed, while the heating and cooling systems are regulated via inverter air conditioners and Norwegian radiators, and the one-room apartment also has a modern fireplace. This property offers the possibility of conversion in terms of a large family apartment. Due to its irreplaceable location and the proximity of all accompanying facilities, surface area, equipment, quality, this property offers the future buyer a very interesting investment with a guaranteed long-term return of funds or, in case of use for personal purposes, a very pleasant family apartment in an irreplaceable location. FOR ALL OTHER INFORMATION, CALL AT: +385981748680

dean.zunic@family-nekretnine.hr Dean Žunić Licensed agent

### Additional contact info

Reference Number: 694072  
Agency ref id: 2256  
Contact phone: +385 (98) 174-8680