ID: 2090

TWO APARTMENTS WITH GARDEN IN THE CENTER OF ROVINJ, 50 M FROM THE SEA

Centar, Rovinj

780,000 €
7,800 €/m^2







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.

Right in Rovinj, just a few meters from the sea, there are these two apartments of 100 m^2 with a beautiful, meticulously maintained garden of 90 m2. The apartments are divided into floors,

the ground floor consists of a newly decorated one-room apartment with one bedroom, a bathroom, a living room with a dining area and a kitchen area, and part of the garden for use, while on the first floor there is also an apartment with a with a bedroom only a slightly larger living area, a more open living room, a spacious bathroom and a kitchen with access to another part of the garden, which is also intended for enjoying relaxing moments of the day.

The property also has two storage rooms for our use, one of which is equipped with a toilet, a small kitchen and a bedroom, and can be used as a smaller studio apartment and another storage room that serves as a storage room and a laundry room. The property is equipped with quality PVC and aluminum carpentry, it is fully furnished and equipped with household appliances and is being sold as such, it has two entrances, it is located in a very attractive and prestigious location, with a great emphasis on the beautiful garden, which allows us a great deal of privacy and gives feeling of peace in the very center of Rovinj.

Due to their location, surface area, contents and rare garden, the mentioned apartments represent a very interesting real estate for future buyers and offer the possibility of engaging in the catering activity of renting, which would significantly speed up the return of invested funds or enjoyment of the same for daily living in one of the most attractive locations in Rovinj, close to all accompanying facilities and beaches.

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Licensed agent

Summary

LOCATION	Centar, Rovinj	PROPERTY ID	2090
PRICE	780,000 €	TYPE	Flat
FLAT TYPE	Three rooms	AREA	100 m²
YEAR BUILT	1990.	YEAR RENOVATED	2022.
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	5	BEDROOMS	3
BATHROOMS	3	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	90 m²	PARKING SPACES	-
POOL	-	VIEW AT	Greenery and city
ACCESS ROAD	-	JOINED ROOMS	Pantry
CEILING HEIGHT	290 cm	ELEVATOR	-
HEATING	Pellet stove, Zonal, Air conditioning, Wood stove	JOINERY	Aluminum, Excellent, PVC
WALLS MATERIAL	Stone, Concrete	WALLS CONDITION	Very good
TILES	Very good	PARQUET	Very good, Laminate

FACADE	Very good, SEP	ROOF	Channels
INTERNAL STAIRS	-	EXTERNAL STAIRS	Tiled
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

Extra features

- Tavern
- Terrace
- Common rooms
- Garden
- Yard

Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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