

# Mini-hotel

Rovinj, Istria



**Ref**

RE-U-32214

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# Mini-hotel

## Rovinj, Istria



<b>Type</b>	Mini-hotel
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Rovinj
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	300 m
<b>Floorspace</b>	205 sqm
<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 2 000 000

### **Apartment House in the Heart of the City, Close to the Waterfront of famous Rovinj!**

We present this rare apartment house located in the very center of the must-visit and historically significant city of Rovinj. This property is situated just 50 meters from the beautiful and romantic Rovinj waterfront, as well as all the key amenities needed for the development of luxury tourism and a peaceful stay.

Join us in exploring this unique opportunity and become the owner of this extraordinary property.

**PROPERTY DESCRIPTION:** The total living space is distributed over 3 floors of the house and consists of a total of 205 square meters, divided into 3 spacious apartments and 1 smaller residential unit.

Each residential unit has a private entrance through a shared, nearly completely renovated staircase that extends from the entrance to the top floor of the house. Each of the 3 mentioned apartments has its own living area with a kitchen, dining room, and spacious living room, as well as two comfortable bedrooms and an elegant bathroom. The additional smaller residential unit consists of a living space with a cozy living room, a kitchen with a dining area, one bedroom, and a comfortable bathroom, and is located on the top floor/attic.

**ADDITIONAL INFORMATION:** This property offers its future owners numerous possibilities, including a secure investment for tourism rental with guaranteed returns, a perfect private property in a prestigious location, and the possibility of combining private and tourism use.

Despite its location and the rarity of similar properties on the market, you have the chance to become the owner of an exceptional and unique property.

- The ownership is clear, 1/1 owner, without encumbrances.
- High profitability and secure return on investment.
- The property is sold in its current condition, with all furniture except for personal items.
- The property needs refreshing.

**LOCATION DESCRIPTION:** Given that this is the must-see Rovinj, it's unnecessary to elaborate much. However, the location of this house is almost unbelievable. It is located just 50 meters from the essential Rovinj waterfront and close to additional amenities such as numerous restaurants, cafes, shops, specialty stores, a market, and more.

Additionally, this house is just 200 meters from the most famous Rovinj beach, located near the city center, below the Church of St. Euphemia.

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Considering this is the city center, parking is often a concern. Here, however, this is not an issue, as a large city parking lot, where you can almost always find a free parking space, is located just 200 meters from the house.

For any additional questions, required information, or to arrange a viewing of the house and its location, feel free to contact us at any time.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
9756 €

Average price/m<sup>2</sup> of this type  
in this region:  
3382 €

Median price/m<sup>2</sup> of this type  
in this region:  
3336 €

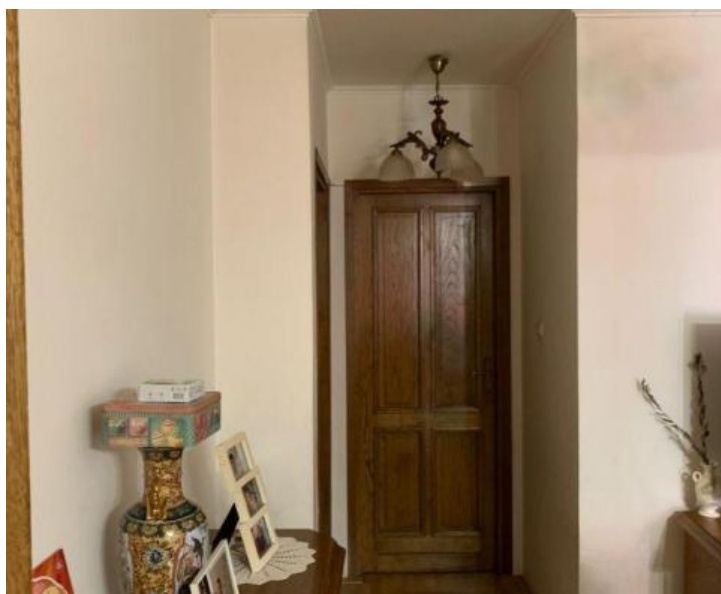
Average price/m<sup>2</sup> of this type  
in Croatia:  
2709 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2332 €



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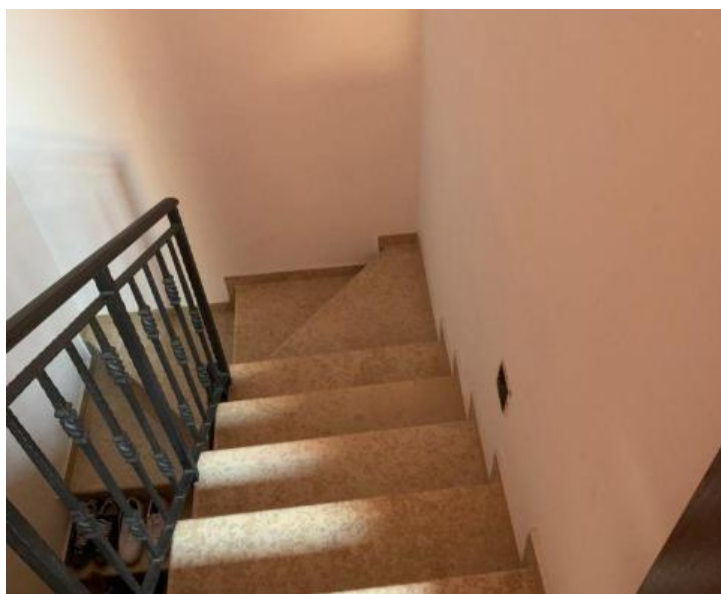
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