

Commercial property

Rovinj, Istria



Ref	RE-U-32468
Type	Commercial property
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Sea view	No
Distance to sea	50 m
Floorspace	45 sqm
No. of bathrooms	1

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Price

€ 615 000

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This charming property is located on one of the busiest streets in Croatia - Carera walking street in Rovinj - with a total area of 45.8 m², divided into two separate spaces. The first part houses a clothing boutique, which has been a well-established business for many years. The second part is an apartment that is rented out to tourists.

This unique opportunity offers potential for investment or the possibility of converting the boutique space into another apartment.

Additional information: This property offers numerous possibilities for future owners. One of them is a secure investment in tourism rental with guaranteed returns. It could also serve as the perfect private property in a prestigious location, with the option to combine private and tourist purposes.

Despite its prime location and the rarity of similar properties on the market, this is your chance to own an extraordinary and unique property.

- Ownership is clear, with one owner and no encumbrances.
- High rental profitability and a secure return on investment.
- The property is sold as-is, including all furnishings except personal items.
- The property could use some refreshing.

Considering it's in the iconic town of Rovinj, we believe there's no need for much explanation. The location of this property is almost unbelievable—just 50 meters from the must-see Rovinj waterfront, close to numerous restaurants, cafes, shops, specialty stores, markets, and more.

Additionally, the house is only 200 meters away from Rovinj's most famous beach, located near the town center, below the Church of St. Euphemia.

As the property is in the city center, parking is often a concern. However, that's not an issue here, as a large city parking lot is just 200 meters away, where you can usually find a spot.

For any further questions, additional information, or to arrange a viewing of the property 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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