

Commercial property

Rovinj, Istria



Ref	RE-U-31426
Type	Commercial property
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Sea view	Yes
Distance to sea	30 m
Floorspace	99 sqm
No. of bathrooms	1

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Price

€ 600 000

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Restaurant and Apartment, Second Row from the Sea, mere 30 Meters from Wateredge!

The most picturesque Istrian town of Rovinj, with its old town center under UNESCO protection, is an eternal inspiration for romantics and artists and one of the most developed tourist destinations in Croatia. Located on the western coast of Istria, Rovinj is known for its highly indented archipelago, featuring 14 islets and 6 reefs along 67 kilometers of coastline, which is a protected natural heritage site.

The beautiful, rugged coastline, a mild Mediterranean microclimate, excellent gastronomy, year-round cultural events, and friendly, welcoming hosts make this small town truly magical.

In this enchanting town, a restaurant and apartment of 99,4 sq.m. in total, located just one row back from the sea are now for sale.

The property is a stone house, the last in a row, spread across three levels: ground floor, first floor, and attic. The ground and first floors comprise a commercial space (restaurant) with a total area of 66.20 m², while the attic contains a studio apartment with an area of 33.20 m².

The business space is fully furnished and ready for successful, long-term operations. It includes a leased terrace with seating for 50 guests and all necessary permits for operation. The studio apartment is also fully equipped and furnished.

Given its exceptional location, this property offers significant potential for current and future business ventures, as well as the option to convert it into three residential units.

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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