

Apartment

Rovinj, Istria



Ref	RE-U-33945
Type	Apartment
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Sea view	No
Distance to sea	70 m
Floorspace	39 sqm
No. of bedrooms	1
No. of bathrooms	1
Price	€ 260 000

Great investment for Rovinj! Unique offer in the Old Town mere 70 meters from the sea!
Perfect for renting!

For sale in the old town of Rovinj: a ground-floor apartment with a total living area of 39.25 m², just 70 meters from the sea. The apartment features an entrance from a charming street and includes a living room with a kitchen and dining area, a bathroom, and one bedroom. It is sold partially furnished, featuring high-quality, unique furniture pieces sourced from various parts of the world.

The entire building, dating back to 1879, underwent complete renovation in 2000. During this renovation, the original stone elements in certain rooms were preserved, and the window frames were restored with rosewood to maintain their authentic appearance. The apartment is equipped with air conditioning, and there is a small outdoor area in front of the apartment, perfect for enjoying a coffee.

The property is currently rented out during the summer months, generating excellent rental income. There is also an option to purchase the entire building, as it includes three apartments owned by the same sellers.

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 m²:
6667 €

Average price/m² of this type
in this region:
5219 €

Median price/m² of this type
in this region:
5382 €

Average price/m² of this type
in Croatia:
4488 €

Median price/m² of this type
in Croatia:
4163 €

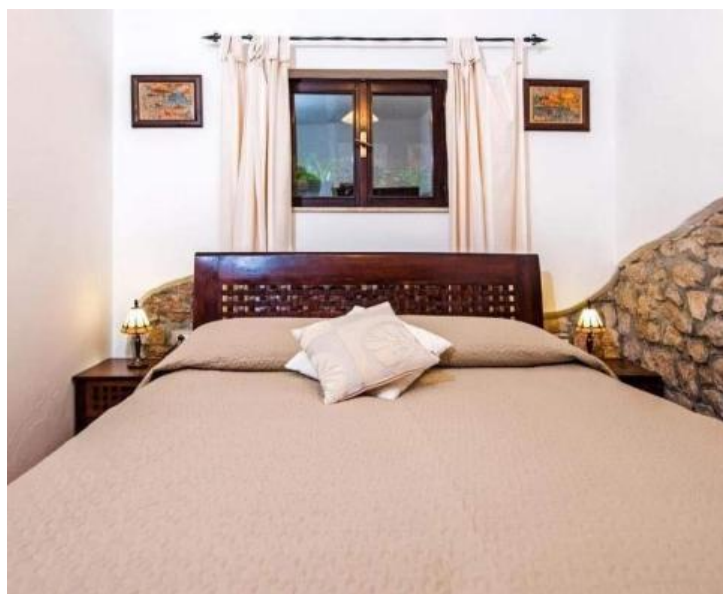
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