

# Apartment

## Rovinj, Istria



<b>Ref</b>	RE-U-34299
<b>Type</b>	Apartment
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Rovinj
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	77 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 399 000

Furnished apartment in an attractive location near the center of Rovinj, 1 km from the sea!

We are excited to present this beautifully renovated, high-quality apartment located in the wider center of Rovinj. This fully renovated space is ideal for a peaceful family home, a summer retreat, or a rare investment opportunity in the tourism sector. Whether you're seeking a private oasis for vacations or a property to rent to tourists, this apartment offers it all. Don't miss the chance to become the owner of this premium apartment!

**Apartment Details:** The apartment is situated on the 1st floor of a smaller residential building, tucked away on a quiet street without the noise of restaurants or cafes, yet just a 3-minute walk from Rovinj's picturesque waterfront. It spans a total of 77.55 m<sup>2</sup> of living space and features an open and welcoming layout.

Upon entering, you're greeted by a vestibule with space for a wardrobe, leading into the open-plan living area. This bright and spacious room offers a cozy environment and direct access to a covered summer terrace, perfect for relaxing and enjoying the abundant natural light that fills the space, creating a warm and homey atmosphere. The living area flows seamlessly into a modern, well-equipped kitchen with a kitchen island, and a dining area large enough for family gatherings and entertaining.

The apartment boasts two generously sized bedrooms, accessed via a hallway, and a large bathroom with a walk-in shower. Additional storage space is also provided, perfect for household essentials. One of the apartment's standout features is its covered terrace, a perfect retreat surrounded by Mediterranean plants and fragrant flowers, ideal for unwinding after a busy day.

### **Additional Information:**

- The apartment is being sold fully furnished.
- The property has clear ownership (1/1) and a use permit, making it eligible for purchase through a mortgage.
- Equipped with air conditioning and gas central heating.
- High-quality PVC windows and doors installed.
- Completely renovated in 2019, including updated electrical and plumbing systems.
- A parking lot exclusive to residents, located just 150 meters away, is available with an annual fee of only €20.

**Location:** This apartment is perfectly located for a quiet, safe family life or as an ideal summer getaway. Situated in a peaceful, one-way street without traffic, restaurants, or cafes, it provides a tranquil environment away from the summer crowds. Despite its serenity, the apartment is just a short 3-minute walk from the lively Rovinj waterfront, where you can enjoy a wide range of dining options, shops, and the renowned Rovinj market.

The neighborhood is also close to essential amenities, including schools, kindergartens, local shops, and some

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of the most beautiful beaches in Rovinj. With its combination of convenience and tranquility, this apartment is perfect for year-round living or as an investment for tourist rentals.

For any further questions or to arrange a viewing, feel free to contact us at any time! This is a fantastic opportunity to own a prime property in one of Rovinj's most desirable locations.

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>:  
5182 €

Average price/m<sup>2</sup> of this type  
in this region:  
5180 €

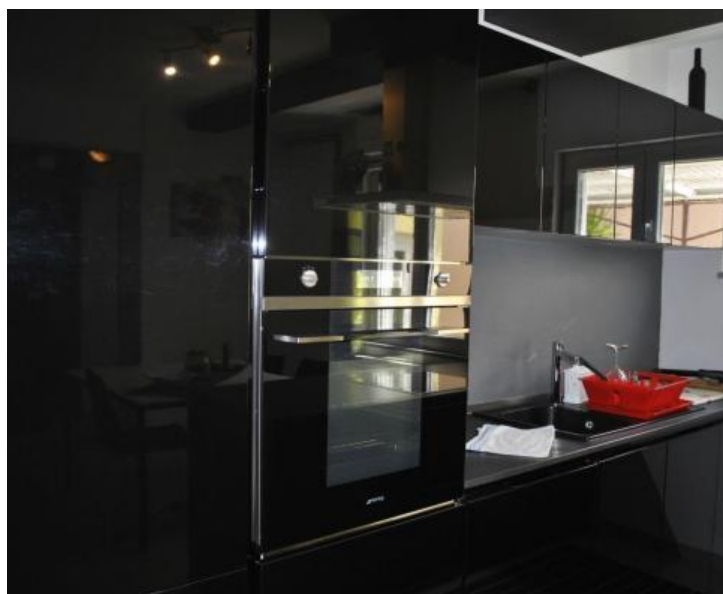
Median price/m<sup>2</sup> of this type  
in this region:  
5208 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4489 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4163 €

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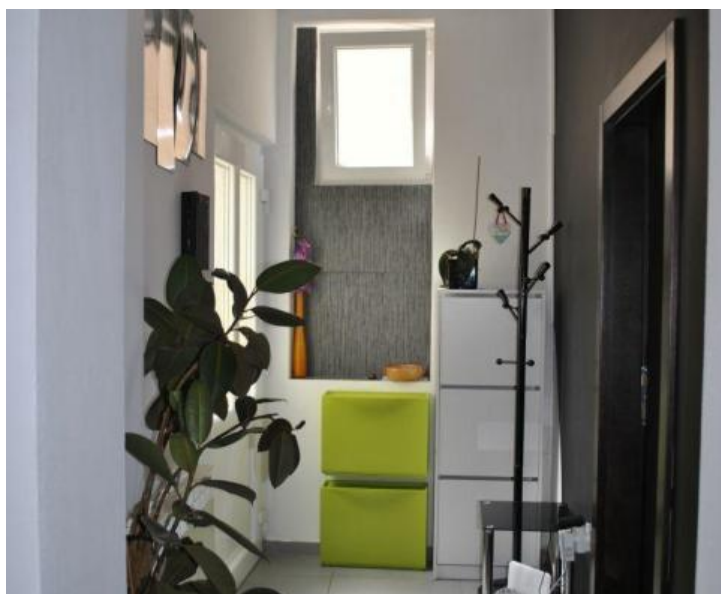
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