

Apartment

Rovinj, Istria



Ref	RE-U-34467
Type	Apartment
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Distance to sea	50 m
Floorspace	58 sqm
Plot size	20 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 350 000

Now discounted! Rare chance!

Old price was 390 000 eur, new price is 350 000 eur!

Luxury apartment in Rovinj, just 50 meters from the sea and riva - highly demanded location and format! We proudly present this high-quality designer apartment located in the very center of Rovinj. The apartment is located in a smaller residential building that consists of only two residential units, one of which is this apartment.

The apartment was completely renovated, a new concrete floor was installed instead of the original wooden mezzanine structure, as well as the change of the electricity, water and drainage infrastructure. This makes the apartment interesting for all those who are looking for their own corner in heavenly Rovinj or as an option for rent.

Description of apartment: In fact, it is an apartment that also includes a separate residential unit that is arranged as a hotel bedroom with accompanying facilities and a bathroom on the ground floor, while the main living space as an apartment is located on the first floor of the building. Thus, the entrance to the building with a separate entrance leads to the mentioned larger and comfortable bedroom with a bathroom, while the staircase of the building leads to the first floor where the apartment is located. Upon entering the apartment, we find ourselves in a smaller lobby that leads us to the open space, where there is a spacious living room, a modern and fully equipped kitchen with an island and a dining area. The apartment has a larger bedroom, as well as a comfortable modern bathroom. In addition, the specialty of this property is the terrace belonging to the apartment, which is used as an area for entertainment and relaxation.

The terrace is hidden from view as it is located at the back of the building.

Total area of apartment is 58 sq.m. Land plot is 20 sq.m.

Additional advantages:

- * The apartment has been completely renovated, the complete infrastructure of water, electricity and drainage has been changed.
- * The mezzanine structure has also been changed, so that it is no longer a wooden structure but a concrete blanket with high-quality thermal and hydro insulation
- * The roof of the building was also renovated, and high-quality thermal and hydro insulation was installed.
- * New PVC joinery was installed.
- * The apartment is decorated with quality design solutions.
- * It has air conditioning for heating and cooling the apartment.
- * In addition, the bathroom in the room on the ground floor and the bathroom in the apartment have electric underfloor heating

Perfect investment in Rovinj!

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

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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:
6034 €

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:
4489 €

Median price/m² of this type
in Croatia:
4167 €

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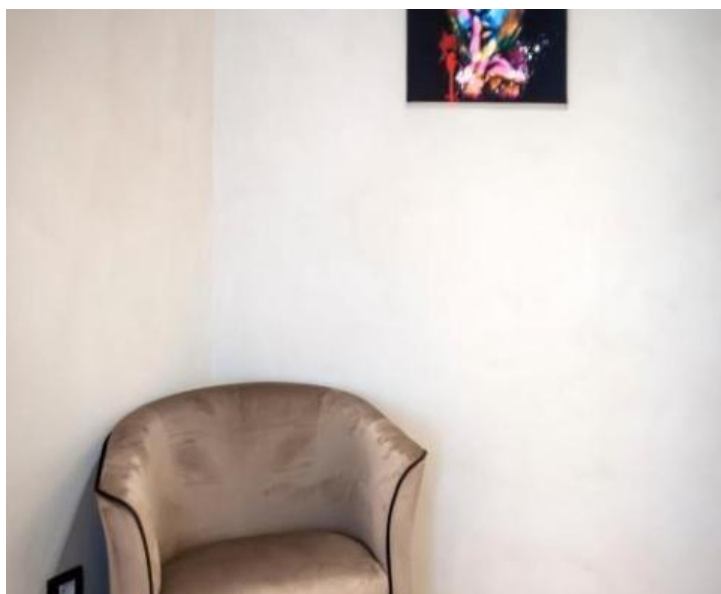
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