ID: 2437

CHARMING TWO-FLOOR LUXURY APARTMENTS IN THE CENTER OF ROVINJ - FIRST ROW TO THE SEA

Rovinj

1,500,000 €
7,853 €/m^2







Rovinj, the pearl of the Istrian peninsula, is one of the most charming towns on the Adriatic. Its historic core with narrow cobbled streets, picturesque houses and the imposing Church of St. Euphemia exudes an authentic Mediterranean spirit. Located on the western coast of Istria, Rovinj offers crystal clear sea, beautiful beaches and numerous islands surrounding it. The city is known for its superb gastronomy, art scene and unique atmosphere that attracts visitors from all over the world. Its combination of rich history, natural beauty and luxury offers makes it a perfect holiday destination, but also a prestigious place to live and invest.

Located in the heart of Rovinj, this exceptional property is a rarity on the market. It is two floors within a historic building from around 1700, known for its exceptional quality of construction. The total area of approximately 196 m² consists of three apartments - one spacious apartment of 101 m² and two smaller ones, each of 45 m².

The apartments were completely renovated in 2018, retaining authentic elements and adding modern amenities for maximum comfort. Heating is provided by inverter air conditioners, with additional underfloor heating in the apartment on the third floor. New, high-quality wooden joinery ensures excellent insulation, while the floors made of a combination of parquet and polished wood further emphasize the warmth of the space.

What makes this property special is its location - a real first row to the sea, in the literal sense of the word, since the building literally touches the sea. This position is extremely rare on the market and provides a unique experience of living right on the coast. The property can also be purchased by taking over the company under which it is managed, which further facilitates the purchase process and opens up opportunities for investors.

MAIN FEATURES:

Second floor

- Two apartments – each 45 m²
- Beautifully decorated with a combination of rustic and modern style
- Sea views from both apartments
- New top quality wooden joinery
- Flooring – combination of parquet and polished wood
- Heating via inverter air conditioning

Third floor

- Spacious apartment of 101 m²
- Idyllic sea views from almost every room
- Combination of rustic charm and modern design
- New top quality wooden joinery
- Flooring – combination of parquet and polished wood
- Heating via inverter air conditioning and underfloor heating

This unique property in the heart of Rovinj offers the perfect blend of historic charm, luxury and an exclusive location. Given the quality of construction, superbly decorated interiors and incredible position right by the sea, it represents a rarity on the market and an excellent opportunity for those looking for a prestigious place to live, vacation or invest. The option to purchase through a company takeover further simplifies the process of acquiring this

property, making it an ideal choice for discerning buyers who want a unique experience of living in one of the most beautiful cities on the Adriatic.

FOR ALL ADDITIONAL INFORMATION AND VIEWING, PLEASE FEEL FREE TO CONTACT ME;

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Summary

LOCATION	Rovinj	PROPERTY ID	2437
PRICE	1,500,000 €	TYPE	Flat
FLAT TYPE	-	AREA	191 m²
YEAR BUILT	1700.	YEAR RENOVATED	2018.
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	2
BATHROOMS	3	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	-
POOL	-	VIEW AT	Sea
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	310 cm	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Wooden, Excellent
WALLS MATERIAL	Stone	WALLS CONDITION	Excellent
TILES	Excellent	PARQUET	Excellent, Ship floor
FACADE	Excellent	ROOF	Mediterranean, Channels
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	Excellent
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

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Extra features

- Sea View

Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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