ID: 2452

EXCEPTIONAL 5-FLOOR HOUSE IN THE OLD TOWN OF ROVINJ

Centar, Rovinj

800,000 €
5,634 €/m^2







Rovinj, the pearl of the Istrian coast, is one of the most beautiful and authentic towns on the Adriatic. Located on the western coast of Istria, this charming town captivates with its rich history, narrow cobblestone streets, pastel-colored houses and the recognizable silhouette of the Church of St. Euphemia, which dominates the old town center. Rovinj offers a blend of Mediterranean charm and luxury, with top-notch gastronomy, exclusive hotels and boutiques, and numerous cultural and artistic events. Surrounded by crystal clear sea and picturesque islets, it provides the perfect retreat for those looking for relaxation, but also a first-class real estate investment in one of the most desirable locations in the region.

Luxury house on five floors in the heart of Rovinj - 142 m² of supreme elegance

In the very heart of Rovinj, just 30 meters from the sea, is located this unique apartment on five floors, which extends over a total of 142 m². It is located inside a historic building from around 1750, whose features were carefully preserved during a complete renovation in 2015. This property represents the perfect blend of traditional Istrian architecture and modern luxury, making it an ideal choice for those looking for an authentic, yet superbly decorated space in one of the most desirable destinations on the Adriatic.

Space structure:

- Basement (24 m²) – This level offers a charming entrance area with a stylized staircase leading to the upper floors. The hallway opens the way to the intimate living area, bathroom and bedroom, while the stone surface further emphasizes the authentic character of this property. Natural stone elements, incorporated into the interior design, contribute to the warmth and originality of the space.
- Ground floor (32 m²) – This level features an elegant living room, ideal for relaxing and socializing, a spacious bedroom and a modernly decorated bathroom. The hallway is functionally organized to allow a pleasant flow between the rooms, while quality materials and carefully selected details ensure maximum comfort.
- First floor (34.4 m²) – This level exudes airiness and sophistication. The living room is spacious and bright, with authentic elements of old Rovinj skillfully incorporated into a modern design. The bedroom has been decorated with special care, while the bathroom combines contemporary trends with warm, natural materials, creating an elegant and functional whole.
- Second floor (34.3 m²) – Similar structure to the first floor, but with additional elements of luxury and a sense of complete privacy. The concept of combining contemporary solutions and traditional materials continues here, with beautiful lighting that further emphasizes the aesthetics of the interior.
- Gallery (17.7 m²) – This intimate and exclusive level offers a lounge area and a sleeping area, making it an ideal place to relax and enjoy the atmosphere of old Rovinj. The staircase connecting the levels has been designed with exceptional precision, emphasizing the authenticity of the space.

Quality of materials and interior design

The apartment has been designed with great attention to detail and the quality of materials. Top quality laminate flooring runs throughout most of the space, while the bathrooms are finished with elegant and modern tiles that complete the luxurious feel. The wooden joinery is of exceptional quality, providing excellent insulation and additional warmth to the space. A special charm is given by the authentic stone parts, which have been left in their original form, bringing elements of the past into this modernly decorated space.

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Location - a prestigious address in the historic center of Rovinj

In addition to the exceptional interior organization and superb aesthetics, this property is located in one of the most exclusive locations in Rovinj, in the very heart of the old town. It is only a few steps away from the sea, while all important amenities such as restaurants, shops, cultural attractions and picturesque streets of Rovinj are within easy reach.

This property represents luxury in the historic ambiance of Rovinj. Its combination of modern elegance, authentic architectural elements and a prime location makes it one of the most attractive apartments on the market. It is an ideal opportunity for those who want to enjoy the true charm of Rovinj, either as a prestigious home or as an exceptional investment with high return potential.

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

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Summary

LOCATION	Centar, Rovinj	PROPERTY ID	2452
PRICE	800,000 €	TYPE	House
AREA	142 m²	GARDEN AREA	-
YEAR BUILT	1750.	YEAR RENOVATED	2015.
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	10	BEDROOMS	5
BATHROOMS	5	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	-	PARKING SPACES	-
POOL	-	VIEW AT	City
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Wooden, Excellent
WALLS MATERIAL	Stone	WALLS CONDITION	Excellent
TILES	Excellent	PARQUET	Excellent, Laminate
FACADE	Excellent, SEP	ROOF	Channels
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	Excellent
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

Infrastructure

- Electricity
- Water

- Sewerage

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