




## TWO CHARMING APARTMENTS FOR SALE IN THE OLD TOWN OF ROVINJ

 Rovinj

 **300,000 €**  
6,522 €/m<sup>2</sup>



Rovinj, which is located on the west coast of Istria and is the tourist center of Istria, is one of the most attractive tourist destinations on the Adriatic. Unique, authentic with a beautiful historic old town full of balconies, portals and staircases. Walking through the narrow streets and squares on the slope below the church of St. Euphemia surrounded by rich vegetation, from where a beautiful view of the sea opens.

Right in the old town center of beautiful Rovinj, this apartment is for sale, which in nature represents two separate residential units. One is a studio of 16 m<sup>2</sup> and the other is larger than 30m<sup>2</sup>. In addition to being apartments with warmth and soul, they are also in an excellent



established tourist rental business. The apartments are located on the third floor of a neat authentic stone building with wide wooden stairs and a comfortable entrance. Each of them captivates with its own charm, every detail that completes the picture of rustic style. The smaller apartment is designed as a charming studio, a perfect little corner for two, with a practical kitchen, a modern bathroom and an intimate sleeping area that is discreetly separated from the rest of the space. The larger apartment offers a cozy and functional kitchen and living room filled with light, a separate bedroom and an elegant and modern bathroom. The entire apartment was completely renovated in 2018, with special care taken to preserve the authenticity of the Mediterranean style, rustic details, warm tones, carefully selected furniture that create a feeling of a cozy home. Both apartments are fully equipped with designer elements and are sold as is, equipped with four air conditioners, custom-made furniture by a famous Rovinj carpenter, oak doors and high-quality GROHE sanitary ware. New floors filled with soundproofing material have been installed, the roof has been renovated and Genware porcelain has been used, creating a combination of old Rovinj and contemporary design. Modern details such as anti-limescale filters and renovated installations (electricity and water, each residential unit has separate connections) have also been introduced.

The destination of this property is among the most attractive in Istria throughout the year. It is located in the immediate vicinity of picturesque shops, restaurants, galleries, promenades and the sea. The location is exceptional, which additionally makes this property a very interesting investment for those looking for a combination of historical charm and modern life in one of the most beautiful cities in the Mediterranean.

I am at your disposal for any additional information.

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## Summary

LOCATION	Rovinj	PROPERTY ID	2914
PRICE	300,000 €	TYPE	Flat
FLAT TYPE	Two rooms	AREA	46 m <sup>2</sup>
YEAR BUILT	-	YEAR RENOVATED	2018.
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	2
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	-
POOL	-	VIEW AT	City
ACCESS ROAD	-	JOINED ROOMS	-



CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Very good, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	Good	ROOF	-
INTERNAL STAIRS	Good	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

## Infrastructure

- Electricity
- Water
- Sewerage

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