



## SALE OF A QUALITY APARTMENT WITH A WELL DESIGNED TAVERN

 Rovinj

 **390,000 €**  
3,545 €/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.

This beautiful apartment of 110 m<sup>2</sup> on two floors on the ground floor of a residential building is located in Rovinj, not far from the sea. The apartment consists of an entrance area that leads to the living room that is connected to a high-quality kitchen that contains all the necessary



kitchen appliances. There is also one comfortable bedroom and a bathroom as well as a larger room that is currently used as a storage room. Internal stairs lead down to the basement from which a beautiful, spacious tavern has been made. The apartment has PVC joinery, the floors are tiled, while heating and cooling are regulated by three air conditioners and a wood-burning fireplace. In front of the apartment there is a comfortable terrace.

The entire apartment is well designed, 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.

The destination of this property is among the most attractive in Istria throughout the year. It is located in the immediate vicinity of shops, restaurants, galleries, promenades and the sea. The location is exceptional, which further classifies this property as 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.

We are at your disposal for any additional information.

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Mirjana Tomičić

Assistant in mediation

## Summary

|                   |                              |                          |                    |
|-------------------|------------------------------|--------------------------|--------------------|
| LOCATION          | Rovinj                       | PROPERTY ID              | 3044               |
| PRICE             | 390,000 €                    | TYPE                     | Flat               |
| FLAT TYPE         | Three rooms                  | AREA                     | 110 m <sup>2</sup> |
| YEAR BUILT        | 2006.                        | YEAR RENOVATED           | -                  |
| ORIENTATION       | -                            | NUMBER OF FLOORS         | -                  |
| ROOMS             | 3                            | BEDROOMS                 | 1                  |
| BATHROOMS         | 2                            | TOILETS                  | -                  |
| DISTANCE FROM SEA | -                            | DISTANCE FROM CENTER     | -                  |
| GARDEN AREA       | -                            | PARKING SPACES           | -                  |
| POOL              | -                            | VIEW AT                  | Yard               |
| ACCESS ROAD       | -                            | JOINED ROOMS             | -                  |
| CEILING HEIGHT    | -                            | ELEVATOR                 | -                  |
| HEATING           | Air conditioning, Wood stove | JOINERY                  | Very good, PVC     |
| WALLS MATERIAL    | Stone, Brick, Concrete       | WALLS CONDITION          | -                  |
| TILES             | -                            | PARQUET                  | -                  |
| FACADE            | Thermal insulation           | ROOF                     | -                  |
| INTERNAL STAIRS   | Very good                    | EXTERNAL STAIRS          | -                  |
| OWNERSHIP TYPE    | Orderly                      | CERTIFICATE OF OWNERSHIP | Yes                |
| USAGE PERMIT      | Yes                          | ENERGY CERTIFICATE       | -                  |



## Extra features

- Terrace
- Pantry
- Tavern

## Infrastructure

- Electricity
- Water
- Sewerage

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