ID: 3193

# FOR SALE: HIGHLY PROFITABLE HOUSE WITH TWO APARTMENTS IN ROVINJ

Rovinj

**365,000 €**
3,476 €/m$^2$







The town of Rovinj is located on the western coast of Istria and is one of the most romantic towns on the Adriatic. It enchants with its old town streets, colorful houses and rich Mediterranean atmosphere. The town is known for its beautiful beaches, crystal clear sea and vibrant cultural scene that attracts visitors throughout the year. It is in such an environment that this interesting property is located, offering multiple possibilities for use.

It is a terraced house with a total living area of 105 m2 and is functionally divided into several residential units. On the ground floor there are two separate smaller apartments, each equipped with a kitchen, dining room, living room and bathroom, which makes them ideal for

tourist rental or guest accommodation. External stairs lead to the first floor where there is a more spacious apartment consisting of a kitchen, dining room, bright living room and bathroom. From the apartment, internal stairs lead to the attic where there are two comfortable bedrooms and an additional toilet. The floors in the house are covered with a combination of ceramics and laminate. Wooden and PVC joinery has been installed, while the heating on the first floor is regulated by a wood-burning stove.

Thanks to the layout with multiple residential units, the property offers an excellent opportunity to generate income through tourist rentals, while at the same time maintaining private space for the owners. The attractive location in one of the most sought-after Istrian towns further increases its investment potential. This combination of functionality, location and earning potential makes this property an extremely profitable investment opportunity.

FOR ALL OTHER INFORMATION CALL:

+385 97 7744 467
danijela.milotic@family-nekretnine.hr
Danijela Milotić
Assistant in mediation

## Summary

| | | | |
|---|---|---|---|
| LOCATION | Rovinj | PROPERTY ID | 3193 |
| PRICE | 365,000 € | TYPE | House |
| AREA | 105 m² | GARDEN AREA | - |
| YEAR BUILT | - | YEAR RENOVATED | - |
| ORIENTATION | - | NUMBER OF FLOORS | - |
| ROOMS | 5 | BEDROOMS | 2 |
| BATHROOMS | 3 | TOILETS | - |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| PARKING | Yes | PARKING SPACES | 2 |
| POOL | - | VIEW AT | - |
| ACCESS ROAD | - | JOINED ROOMS | - |
| CEILING HEIGHT | 250 cm | ELEVATOR | - |
| HEATING | Wood stove | JOINERY | Wooden, Good, PVC |
| WALLS MATERIAL | - | WALLS CONDITION | - |
| TILES | - | PARQUET | Laminate, Very good |
| FACADE | Good | ROOF | Channels |
| INTERNAL STAIRS | - | EXTERNAL STAIRS | - |
| OWNERSHIP TYPE | Orderly | CERTIFICATE OF OWNERSHIP | Yes |
| USAGE PERMIT | Yes | ENERGY CERTIFICATE | - |

ID: 3193

## Extra features

- Access road
- Terrace
- Balcony
- Pantry

## Infrastructure

- Electricity
- Water

View original listing