ID: 3597

INVESTMENT OPPORTUNITY 50 M FROM THE SEA – ATTRACTIVE HOUSE FOR SALE – ROVINJ

Rovinj

1,200,000 €
10,000 €/m²







Rovinj is one of the most famous and attractive towns on the western coast of Istria, renowned for its picturesque old town, rich cultural heritage, and unique Mediterranean atmosphere. Thanks to its beautiful beaches, crystal-clear sea, well-developed tourist infrastructure, and numerous amenities, Rovinj has been attracting visitors from all over the world for many years.

In an exceptionally attractive location, just 50 metres from the sea, a semi-detached house with a living area of 120 m² is for sale, spread over three levels – the basement, ground floor, and first floor. The property consists of three separate residential units, each featuring a living

room connected to the kitchen, a bathroom, and one bedroom, allowing for independent use and offering excellent opportunities for tourist rentals. The property has a new roof and a 5 cm thick thermal insulation facade. The flooring consists of a combination of laminate and ceramic tiles, while the property is fitted with PVC and aluminium windows and doors. Heating and cooling are provided by three air conditioning units, with each residential unit having its own air conditioner, ensuring a comfortable temperature throughout the year. A particular advantage is that each apartment has separate electricity and water meters. The property also includes four uncovered parking spaces, which is a significant benefit in such an attractive location close to the sea. An additional advantage of this property is its already established tourist rental business, offering the future owner the opportunity to continue the existing operation and generate rental income. Thanks to its layout with three separate apartments, the house offers flexibility of use, whether for tourist rentals, personal holidays, or a combination of private use and renting.

This property represents an excellent investment opportunity thanks to its proximity to the sea, attractive location in Rovinj, three separate residential units, and already established rental business. The combination of a functional layout, available parking spaces, and tourist potential makes this house an excellent choice for buyers looking for a property for personal use or an investment with the potential for a return on their investment.

FOR ALL FURTHER INFORMATION, PLEASE CONTACT:

+385 98 174 8680
dean.zunic@family-nekretnine.hr
Dean Žunić
Licensed Real Estate Agent
Family nekretnine d.o.o.

Summary

LOCATION	Rovinj	PROPERTY ID	3597
PRICE	1,200,000 €	TYPE	House
AREA	120 m²	GARDEN AREA	-
YEAR BUILT	-	YEAR RENOVATED	2023.
ORIENTATION	West	NUMBER OF FLOORS	-
ROOMS	6	BEDROOMS	3
BATHROOMS	3	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	4
POOL	-	VIEW AT	Sea
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Aluminum, Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-

ID: 3597

TILES	-	PARQUET	Excellent, Laminate
FACADE	Excellent, Thermal insulation	ROOF	Channels, Concrete
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Access road
- Terrace
- Sea View

Infrastructure

- Electricity
- Water
- Sewerage

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