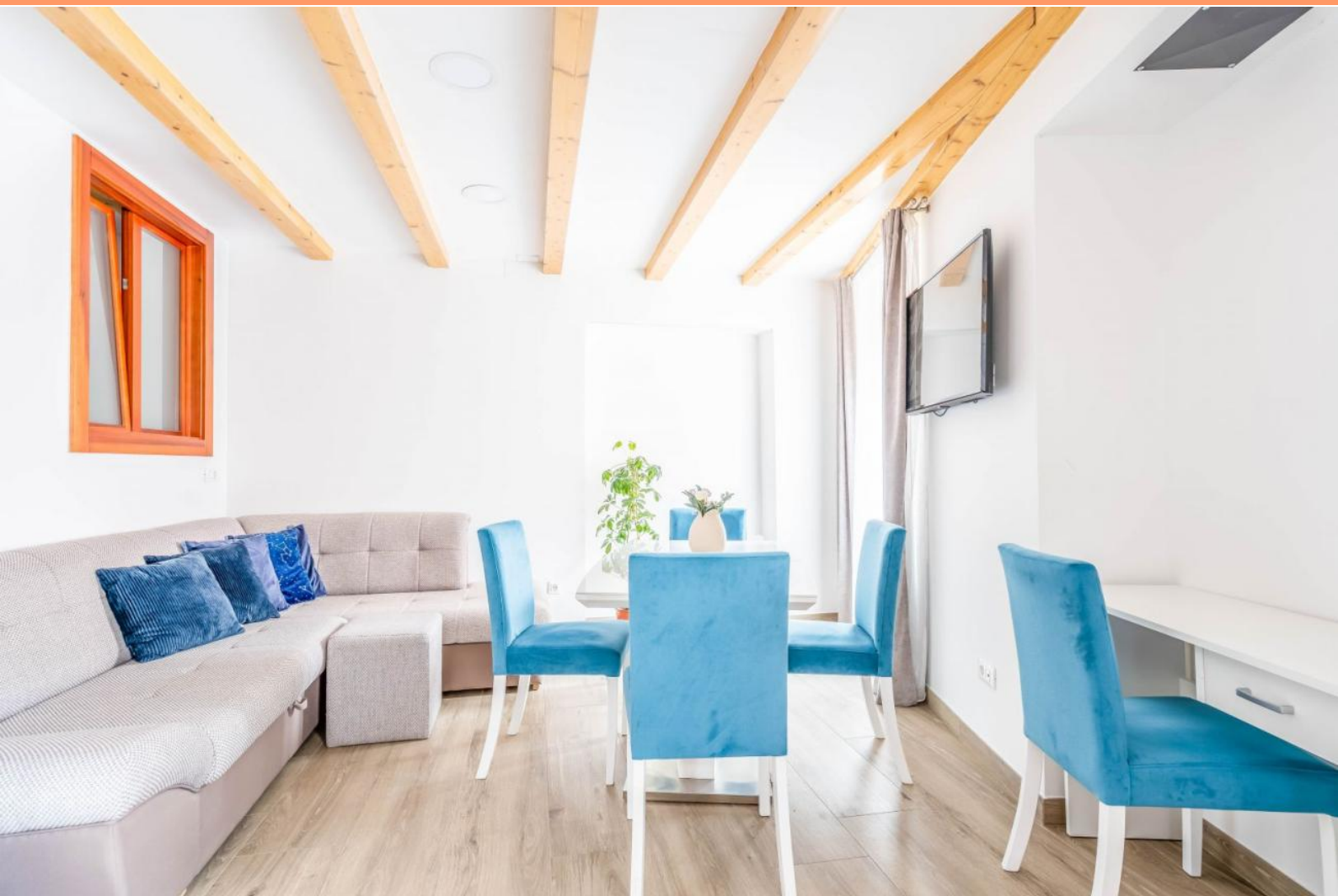


Apartment

Rovinj, Istria



Ref	RE-U-38105
Type	Apartment
Region	Istria › Rovinj
Location	Rovinj
Front line	No
Sea view	No
Distance to sea	450 m
Floorspace	55 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 394 000

Fully Renovated Apartment in the Heart of Rovinj - 450m from the Sea

Discover this beautifully furnished **55 m² apartment** in the very center of **Rovinj**, just **450 meters from the sea**. Perfect for those seeking a **prime location** in this romantic and historic town, within walking distance of all essential amenities.

Apartment Features

- **Open-concept living area** with a modern kitchen, dining space, and a bright, comfortable lounge
- **Two spacious bedrooms** and a **fully renovated bathroom**
- Large **windows provide abundant natural light** throughout the day
- Sold **fully furnished**—ready for immediate move-in

Additional Information

- **Complete renovation in 2022**, including **new flooring, plumbing, electrical, and insulation**
- **Air-conditioned** for heating and cooling
- **Clean ownership title (1/1)**, with all legal documentation in place
- Option to **purchase a commercial space (pastry shop) on the ground floor**

Prime Location in Rovinj

Situated in one of **Istria's most desirable locations**, this apartment is just **100m from the famous Rovinj waterfront**, surrounded by **cafés, restaurants, and picturesque stone streets**. Rovinj is **one of Croatia's most visited destinations**, attracting over **3 million overnight stays per season**.

Investment Potential

Whether as a **personal retreat** or a **high-yield rental property**, this apartment offers a **secure return on investment** in one of the **top tourist destinations in Croatia**.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Apartment

Rovinj, Istria



Price per m²:
7164 €

Average price/m² of this type
in this region:
5190 €

Median price/m² of this type
in this region:
5208 €

Average price/m² of this type
in Croatia:
4466 €

Median price/m² of this type
in Croatia:
4138 €

Apartment

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