

# Mini-hotel

## Rovinj, Istria



**Ref**

RE-AB-ZO12

**Type**

Mini-hotel

**Region**

Istria > Rovinj

**Location**

Rovinj

**Front line**

No

**Sea view**

No

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<b>Distance to sea</b>	120 m
<b>Floorspace</b>	300 sqm
<b>Price</b>	€ 1 600 000

### **Four-Apartment Building for Sale in the Heart of Rovinj Old Town!**

**Fantastic location in the very-very centre, 120-150m from the sea!**

This **charming building in Rovinj** features **four apartments**, each approximately **79 m<sup>2</sup> over four floors**, including a **top-floor attic apartment**.

- **One apartment fully renovated**, the others **ready for renovation**, offering a great opportunity for **customization or investment**.
- The last major renovation was **20 years ago**, including the **roof and installations**.

The building enjoys the **most central location in Rovinj's Old Town**, with **breathtaking sea views from all apartments**.

This property is an **excellent investment for holiday rentals** or a **prime residential opportunity** in one of Croatia's most sought-after destinations.

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.

### **Property advantages:**

Urbanized

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Price per m<sup>2</sup>:  
5.333 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.382 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.336 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2.709 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.332 €

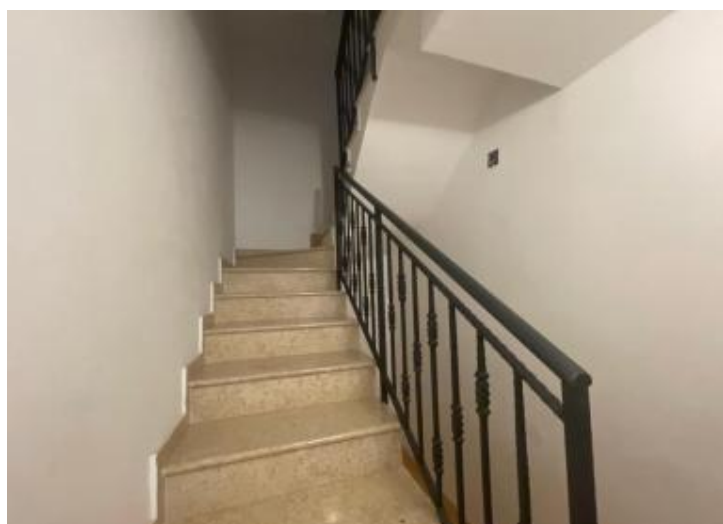
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