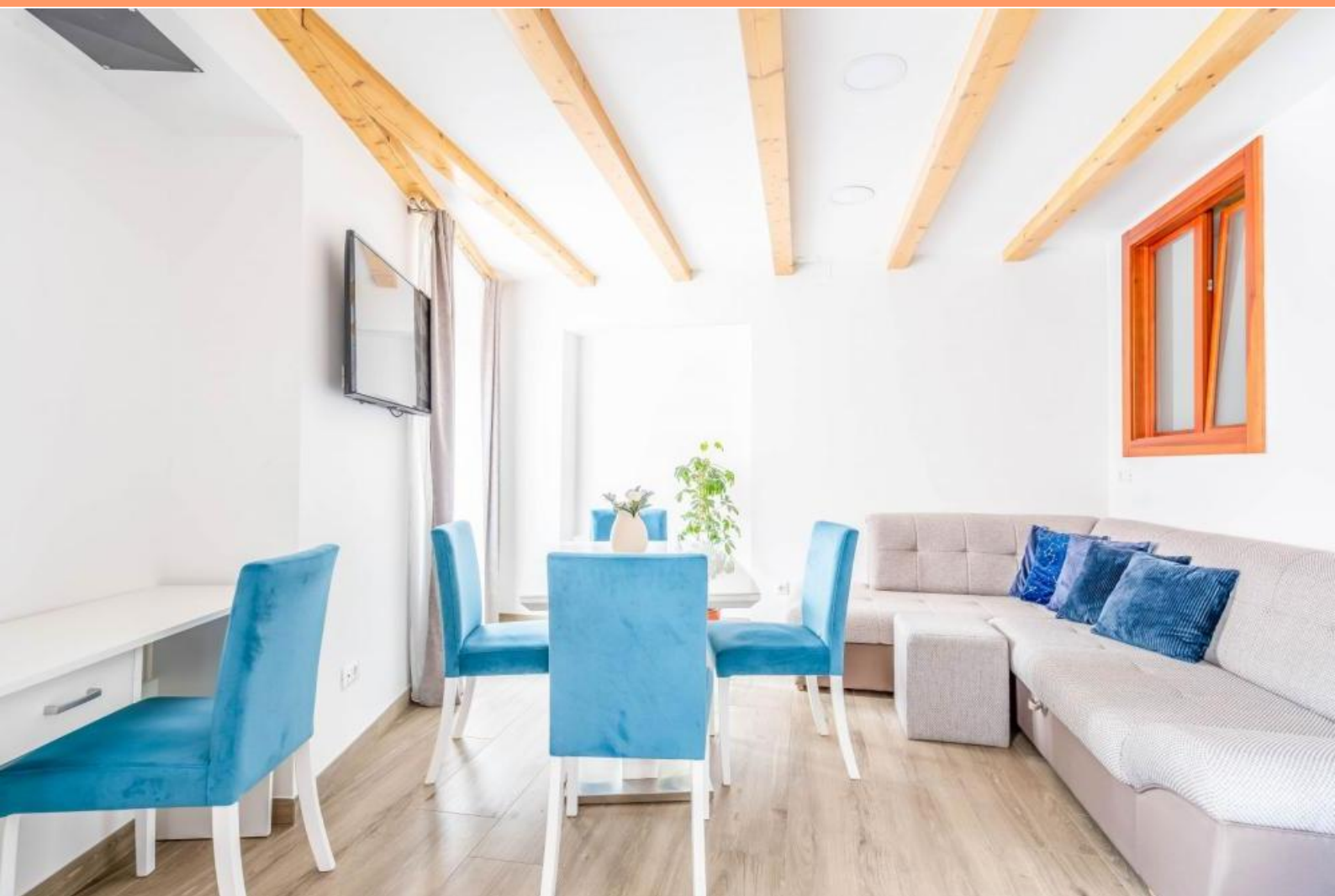


Apartment

Rovinj, Istria



Ref	RE-U-28487
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

We are delighted to introduce this meticulously crafted and exquisitely furnished apartment nestled in the heart of Rovinj. Offering a prime opportunity for those seeking an idyllic residence in the renowned and romantic city of Rovinj, this property provides easy access to all essential amenities amidst the bustling city center.

Apartment description: Situated within this historically significant city, this meticulously renovated apartment boasts a total living area of 55 square meters. Upon entry, a quaint lobby greets you, leading seamlessly into the open-concept space featuring a cozy living room and a modern, fully-equipped kitchen with a dining area. Abundant natural light floods the entire space, courtesy of expansive renovated windows and the apartment's favorable orientation. Two comfortable bedrooms and bathrooms complete this charming abode.

More details:

- Sold fully furnished, as showcased in the provided images, requiring only personal belongings for immediate occupancy.
- Underwent comprehensive renovation in 2022, including updates to internal walls, mezzanine structure, flooring, as well as modernization of electrical, plumbing, and drainage systems.
- Equipped with an efficient air conditioning system for year-round comfort.
- Clean ownership with clear documentation, free of encumbrances, and shared ownership of the building.
- Optional opportunity to purchase a commercial space (pastry shop) located on the ground floor of the building.

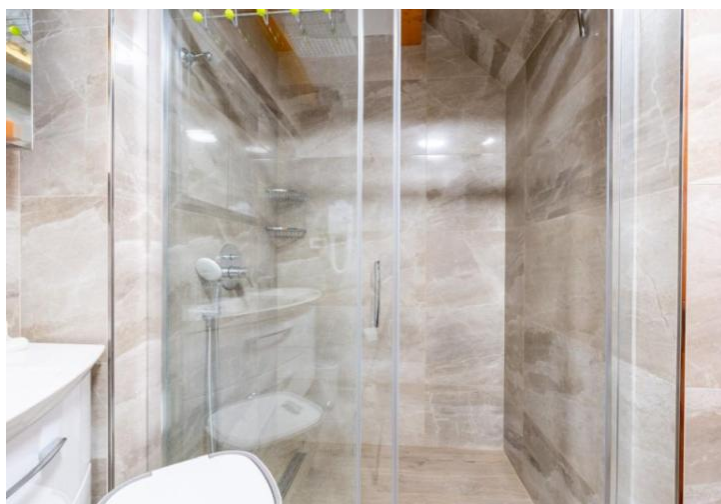
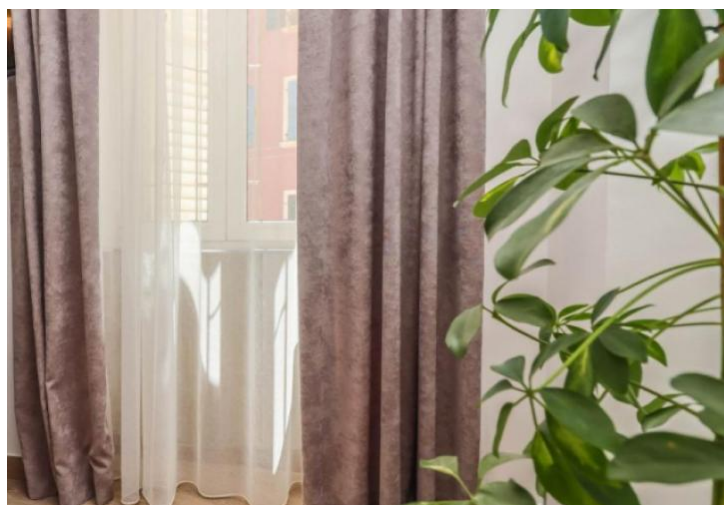
Location highlights: Situated in one of Istria's most coveted locations, this apartment resides in the heart of the captivating town of Rovinj. Revered as one of Croatia's most enchanting cities, Rovinj is a jewel along the Croatian coast, attracting over 3 million overnight stays annually. Positioned on one of the city's renowned streets, the apartment offers proximity to a plethora of amenities, including the famed Rovinj waterfront, bustling with cafes, bars, and restaurants just 100 meters away. Step outside and immerse yourself in the romance of Rovinj, wandering through picturesque stone streets that define its charm.

In summary, this property presents a superior opportunity for those seeking a private retreat in the enchanting city of Rovinj or a lucrative investment for tourism purposes with a promising return on investment.

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

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