

# Mini-hotel

## Rovinj, Istria



<b>Ref</b>	RE-U-28243
<b>Type</b>	Mini-hotel
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Rovinj
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	50 m
<b>Floorspace</b>	170 sqm
<b>No. of bedrooms</b>	5

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**No. of bathrooms**

5

**Price**

€ 1 250 000

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Apartment house in the old town of Rovinj - TOP tourist destination of Croatia!  
It is located 50 meters from the sea only!

This stone house spans across 3 floors and is nestled in the heart of Rovinj's center. Boasting a total living space of 170m<sup>2</sup>, it is conveniently situated near the city's most renowned attractions. Renovated in 2013, the owners undertook a comprehensive renovation project, employing high-quality materials and meticulous attention to detail throughout.

The modern decor is evident in every corner, with each room benefiting from air conditioning. Here's a comprehensive overview of the property:

**GROUND FLOOR:** Upon entry, a small reception area greets visitors, serving as the hub connecting all levels via an internal staircase. Beyond lies a separate apartment comprising a bedroom, kitchen with dining area, and a bathroom, totaling 35m<sup>2</sup>. An illuminated and tastefully decorated staircase further enhances the visual appeal of the space.

**1ST FLOOR:** Ascending the staircase, you reach the first floor, which offers another apartment and a separate room. The room, spanning 16m<sup>2</sup>, boasts its own bathroom. The apartment encompasses a bedroom, bathroom, and kitchen with dining area, totaling 35m<sup>2</sup>.

**2ND FLOOR:** Continuing upward, the internal staircase leads to the final residential unit, mirroring the layout of the first floor with an apartment and a room.

Given its prime location and high-quality amenities, this house presents an enticing opportunity for a lucrative tourist investment, ensuring a secure and steady 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.

### **Property advantages:**

Urbanized  
Stone house  
Modern

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Price per m<sup>2</sup>:  
7.353 €

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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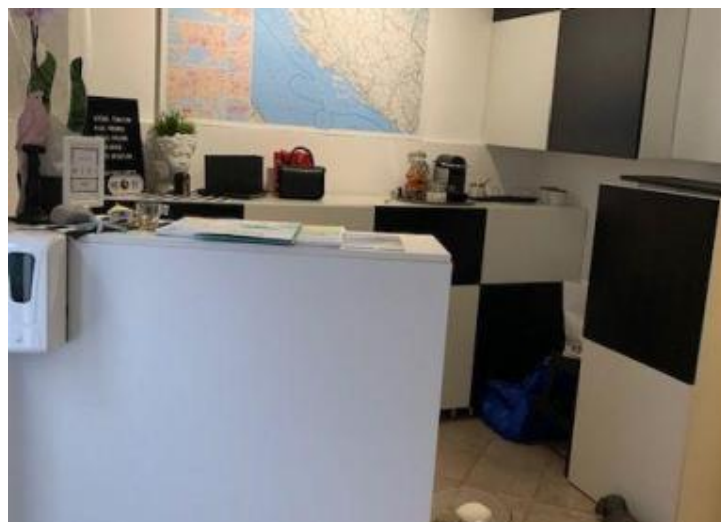
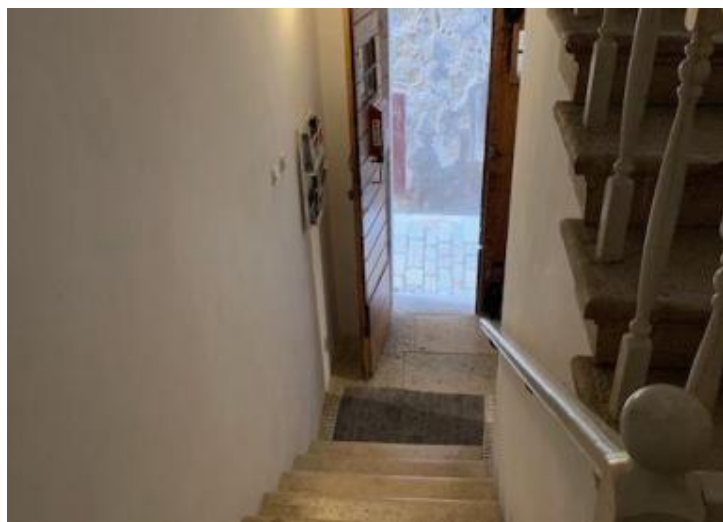
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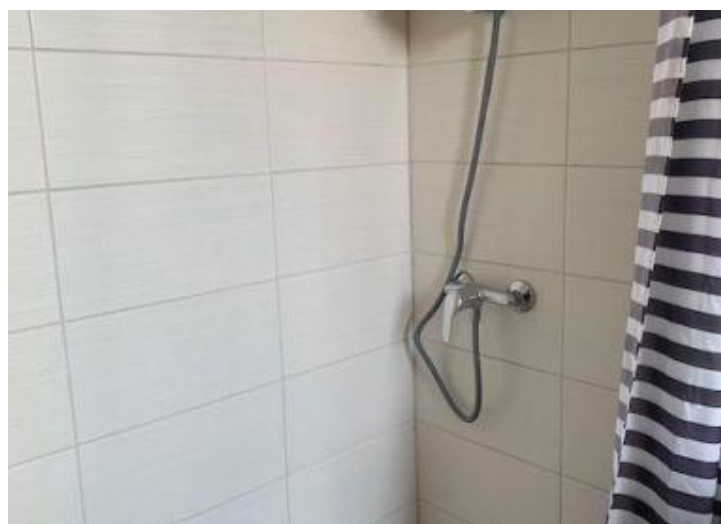
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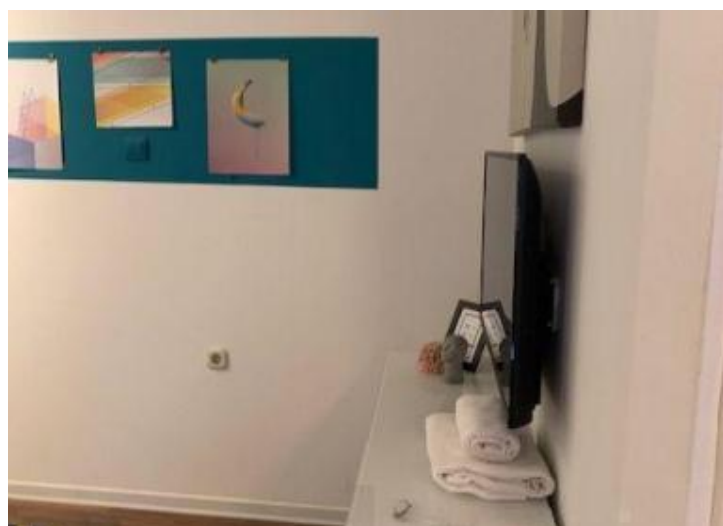
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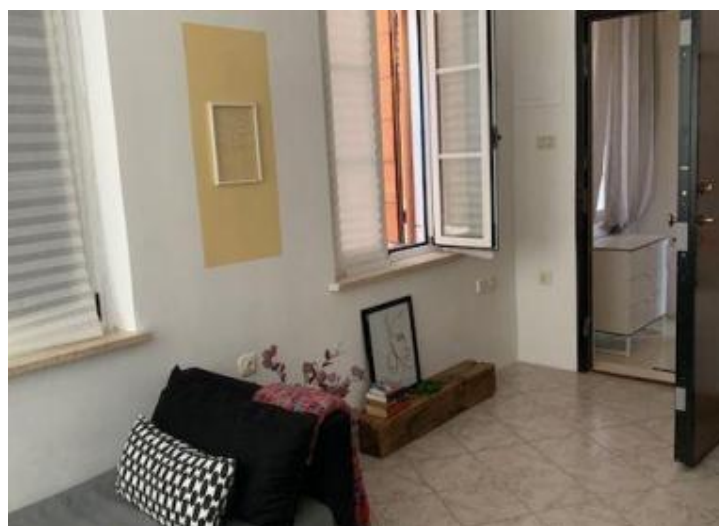
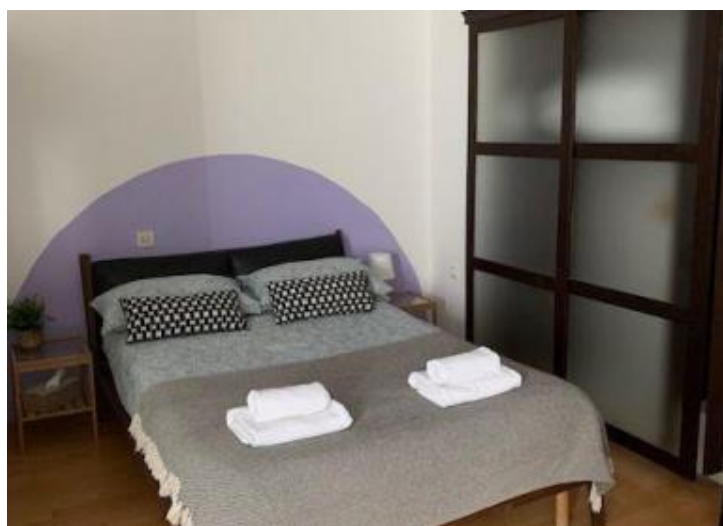
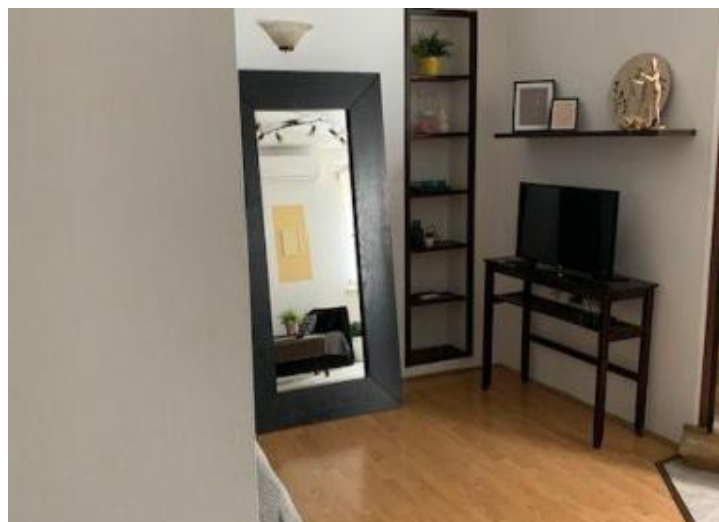
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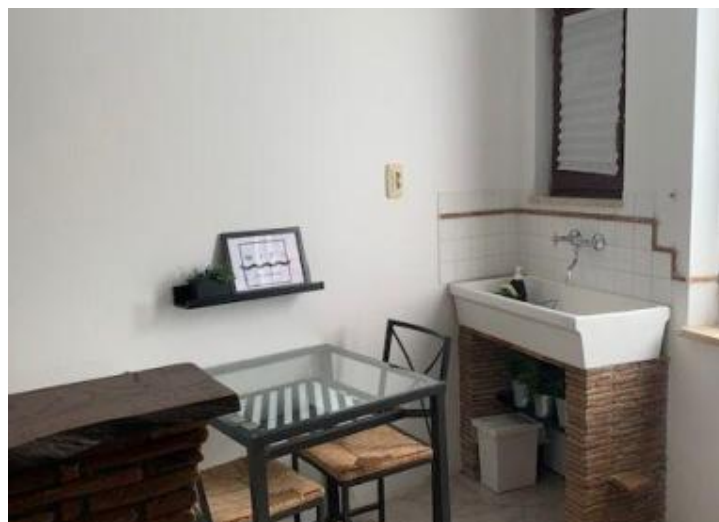
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