

Mini-hotel

Rovinj, Istria



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

Tel: +385 91 357 3071 Viber, Whatsapp
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No. of bathrooms

5

Price

€ 1 250 000

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 170m², 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 35m². 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 16m², boasts its own bathroom. The apartment encompasses a bedroom, bathroom, and kitchen with dining area, totaling 35m².

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.

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Price per m²:
7353 €

Average price/m² of this type
in this region:
3382 €

Median price/m² of this type
in this region:
3336 €

Average price/m² of this type
in Croatia:
2709 €

Median price/m² of this type
in Croatia:
2332 €

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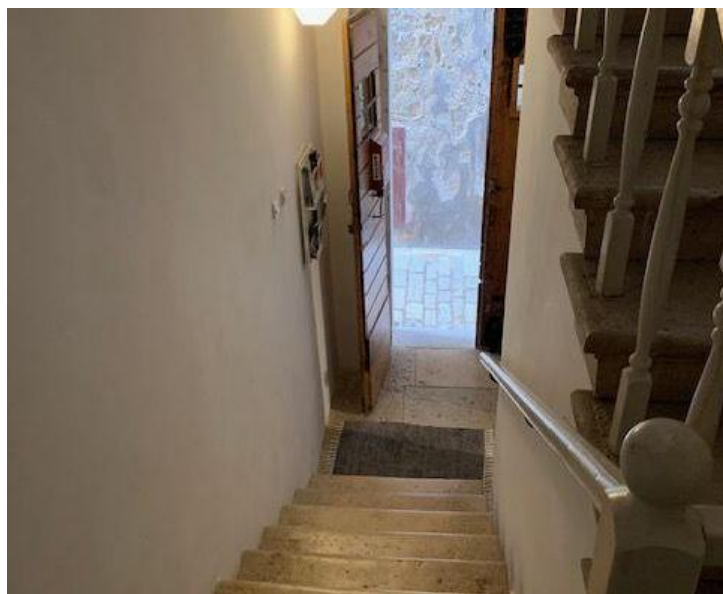
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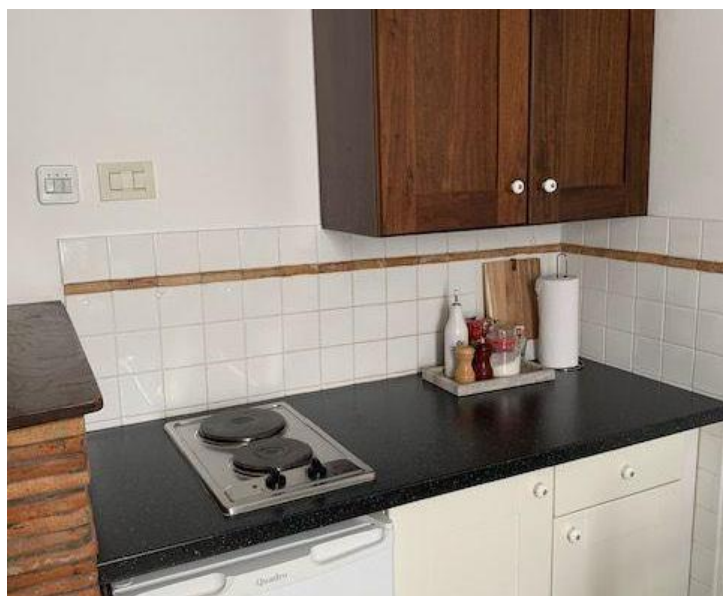
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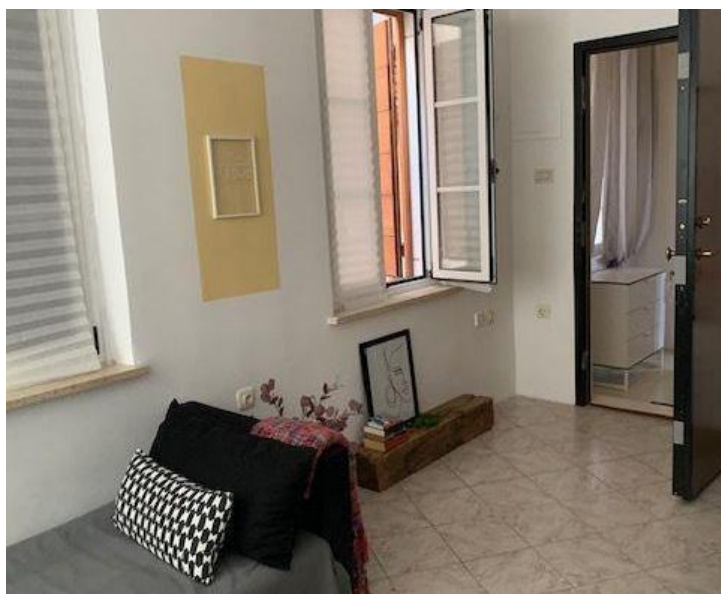
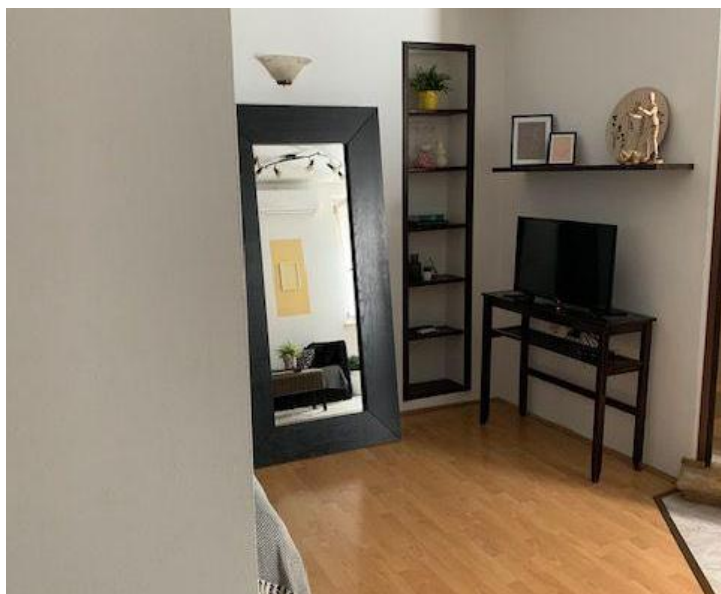
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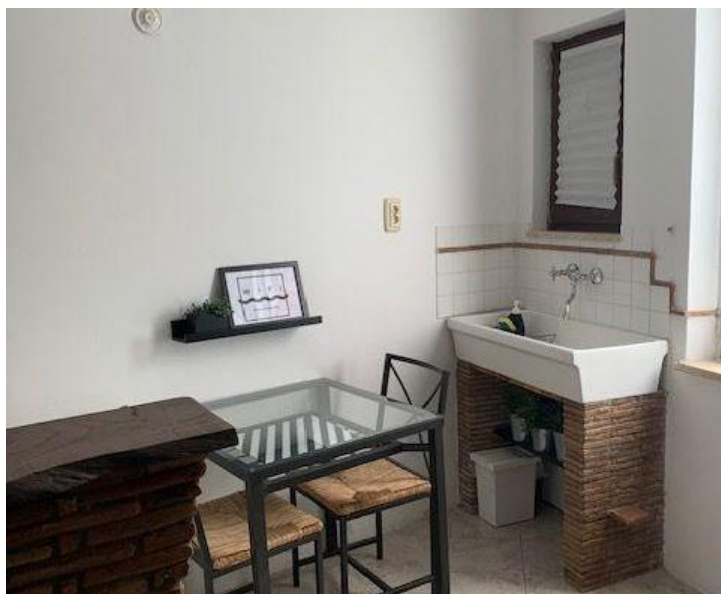
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