

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	10011
Location :	Rovinj
Building size :	140 m ²
Lot size :	250 m ²
Garden size :	0.00 m ²
Distance from center :	10000 m
Distance from sea :	9000 m
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	4
Number of bathrooms :	4
Air conditioning :	Yes
Energy efficiency :	A

Price : 550.000 €

The property is being sold as an established and profitable rental business that has been achieving excellent results for years.

Complete maintenance and service are organized:

- Cleaners,
- Pool and lawn maintenance,
- Handyman,
- Guest relations person,
- Travel agency for reservation mediation.

Average rental income: €30,000 - €40,000 per season.

Areas:

- Finished part of the house: 50 m² per floor × 3 floors = 150 m²
- 20 m² storage (far right on the floor plan) → total 170 m²
- Unfinished part of the house: 25 m² × 2 floors = 50 m² (central part of the house on the floor plan, gray background)

Renovation:

The house was completely renovated in 2013: new roof with structure, reinforced concrete floor slabs, new electrical and water installations, preparation for central heating, air conditioning units, new floor and wall coverings, furniture, and carpentry.

Pool:

- Area of 24 m²,
- Salt electrolysis,
- Water heating.

Heating and hot water:

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- Solar collectors + 300 L boiler (supplementary heating via electric heater).
- Daikin inverter multi-split air conditioning units in every room and kitchen (5 indoor + 2 outdoor units).
- Preparation for central radiator heating.
- Brick fireplace in the living room.

Additional:

- Optical internet
- Alarm system

A well-renovated stone house with a pool, excellent energy efficiency, and an already established rental business - a perfect combination for private use and secure seasonal income. 10 km to Rovinj.

For more information, please feel free to contact us: