

## ISTRIA ADRIA

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<b>Code :</b>	10365
<b>Location :</b>	Rovinj
<b>Building size :</b>	400 m2
<b>Lot size :</b>	575 m2
<b>Garden size :</b>	0.00 m2
<b>Number of floors :</b>	4
<b>Number of bedrooms :</b>	6
<b>Number of rooms :</b>	6
<b>Number of bathrooms :</b>	6
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified

**Price :** 900.000 €

### ROVINJ - APARTMENT BUILDING IN A QUIET LOCATION, IDEAL FOR INVESTMENT

In a peaceful and pleasant location in Rovinj, just a 15-minute walk from the city center and the sea, this functional residential building with a living area of 360 m<sup>2</sup> and a total usable area of approximately 400 m<sup>2</sup> is situated. It is located on a beautifully landscaped plot that provides privacy and a perfect place for relaxation.

The building spans four levels - basement, ground floor, first floor, and attic - and consists of a total of six residential units: three studio apartments and three one-bedroom apartments. Due to its layout, the property offers various usage options - from tourist rentals to permanent residence.

The well-maintained courtyard features two parking spaces, and the outdoor area is carefully tended, making it suitable for socializing and enjoying the outdoors.

Thanks to its excellent location, layout, and capacity, this property represents an outstanding investment opportunity - whether as a rental property, a family home, or a combination of both.

For more information and to schedule a viewing: