

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	11095
Location :	Rovinj
Building size :	847.51 m ²
Lot size :	726 m ²
Garden size :	0.00 m ²
Number of bedrooms :	7
Number of rooms :	7
Number of bathrooms :	12
Parking :	Yes
Energy efficiency :	D
Year of construction :	2008

Price : 1.600.000 €

For sale is a residential-commercial building located in a quiet neighborhood of the city of Rovinj, with a total net area of 847.51 m². The property spans four levels – basement, ground floor, first floor, and second floor – and offers a combination of hospitality and residential space, making it an excellent investment opportunity with an already established business.

Layout by floors:

****Basement (237.19 m²)****

Includes a boiler room, two smaller storage rooms, a large pasta production area, a staff changing room, and a restroom, as well as two entrances. It has a solution for minimal technical conditions.

****Ground Floor (213.58 m²)****

Restaurant with a covered terrace, bar, kitchen, and two sanitary facilities.

Two rooms with private bathrooms.

An apartment consisting of a hallway, living room with kitchen and dining area, bedroom, bathroom, and terrace.

****First Floor (195.88 m²)****

One apartment with two bedrooms, bathroom, and terrace.

Seven rooms, each with its own bathroom and terrace.

****Second Floor (200.86 m²)****

Two apartments, each with a living room, kitchen and dining area, two bedrooms, bathroom, and terrace.

The building offers multiple residential units and commercial space with an already developed activity, ideal for tourist rental, hospitality, or a combined family and business project.

It is located in an excellent location in Rovinj.

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An excellent opportunity for investors seeking a blend of business potential and residential comfort in one of the most attractive parts of Istria.

For more information, please