

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	12056
<b>Location :</b>	Rovinj
<b>Building size :</b>	46 m2
<b>Garden size :</b>	0.00 m2
<b>Floor :</b>	3
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	1
<b>Number of rooms :</b>	2
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of adaptation :</b>	2018

**Price :** 315.000 €

ROVINJ is a charming city, which, due to its history, culture, incredible views, developed coastline and various tourist attractions, is considered one of the most sought-after destinations in the Mediterranean. The charm of the old town and its picturesque stone streets leaves no one indifferent, and it is among these stone streets in the old town core that this beautiful apartment is located.

The apartment consists of two separate units, each with a separate entrance, is located on the 3rd floor (high attic), categorized as two separate apartments with an established tourist business.

One apartment has 30m2 and consists of an entrance hall, living room, kitchen & dining room and separate bedroom. The second apartment has 16m2 - a studio with kitchen & dining room, bathroom and visually separate room.

The apartments are sunny and beautifully decorated. At every step you can see that the owner took care of every detail during the renovation, with quality workmanship and original furnishing and interior design. Heating and cooling - air conditioning.

The apartment was renovated in 2018, which means: new floor tiles, new electricity and water installations, walls (no moisture due to the old town of Rovinj), windows, doors, heating/cooling air conditioning, new furniture, and all appliances. Built-in water pressure booster for both apartments, and Polar filter for removing limescale, due to the hard water in Rovinj, and absolute protection of all water pipes, appliances ... Normal wooden staircase in the building (which is an advantage for the old town of Rovinj).

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Both units are sold complete with all accompanying furniture, appliances, accessories and bicycles. With such a fully equipped and decorated apartment, the advantage is that you can move in immediately and/or continue renting.

Ownership is in order, occupancy permit.

Just a few minutes from the head of Carrera Street and the sea, and yet in a quiet part of the old town this apartment is an ideal investment in tourism or as a combination of family life and tourist rental. The apartment is available for immediate collection.