

ISTRIA ADRIA

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Code :	12939
Location :	Rovinj
Building size :	190 m2
Lot size :	452 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	6
Number of rooms :	6
Number of bathrooms :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	1968

Price : 1.250.000 €

In one of the most sought-after locations in Rovinj, a house with exceptional investment potential is for sale. Situated on a plot of 452 m², the property is located in a quiet and green environment, just a few minutes' walk from the sea, beaches, and the city center.

The house was built in 1968 with quality construction using block bricks and reinforced concrete inter-floor structures, and it spans approximately 190 m² of living space distributed over two floors. It consists of two separate apartments with a total of six bedrooms, providing numerous possibilities for family living, tourist rental, or conversion into multiple residential units. In addition to the main house, there is an auxiliary building of about 50 m² that can be used as additional living, business, or storage space.

The special value of this property lies in its expansion potential. According to the applicable urban planning conditions, the construction of a ground floor and two above-ground floors is permitted, which opens up the possibility for the future owner to create up to three separate apartments and significantly increase the property's value. The southwest orientation ensures plenty of natural light throughout the day and a pleasant stay in all rooms.

On the western side, the property borders a well-maintained green area, providing additional privacy and a sense of open space. There is ample room in the yard for parking multiple cars, with additional parking available along the street.

This property represents a rare opportunity to purchase a house in a prestigious location in Rovinj, ideal for both family living and

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investors who recognize the potential for expansion and development. The proximity to the sea, marina, park forest, city center, and all essential amenities makes it an extremely attractive and long-term valuable investment.

For more information and to schedule a viewing, please