

ISTRIA ADRIA**Pot za Brdom 102, 1000 Ljubljana****e-mail: info@istria-adria.com****web: istria-adria.com****info: +386 59 200 071**

Code :	14639
Location :	Rovinj
Building size :	1260 m2
Lot size :	1683 m2
Garden size :	0.00 m2
Number of floors :	4
Number of bathrooms :	17
Parking :	Yes
Energy efficiency :	Not specified
Year of construction :	2017

Price :	3.024.000 €
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For sale is a large office building located in an extremely busy and strategic location - at the very entrance to Rovinj, within a modern business zone, just about 900 m from the city center and the sea.

The property is constructed to a high Roh-bau phase and spans four levels (basement + ground floor + 2 floors), with a total gross area of approximately 1476 m² and a net area of about 1260 m². It is situated on a plot of 1683 m², with 30 designated parking spaces.

Concept and possibilities:

The building is designed with a high degree of flexibility - it can be used as a commercial property for various activities or converted into a mixed-use residential and commercial project.

There is an option to organize multiple business units or convert it into approximately 15 apartments, as well as utilizing the basement level for additional facilities or residential purposes.

Advantages of the property:

- Prime location in a business zone
- Proximity to shopping centers and all amenities
- 4 levels (Basement + Ground + 2)
- Approximately 30 parking spaces
- Option to purchase or lease (entirely or by floors)
- Flexible layout (skeleton construction - easily adaptable space)

Technical features:

- Planned "smart building" system
- Elevator servicing all floors (accessible for persons with reduced ability)
- Prepared for video surveillance, alarm, internet, and other infrastructure

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- High-quality aluminum joinery and a high level of insulation

The spaces are already organized by floors with different sizes, allowing for adaptation to various business models – from office and retail activities to healthcare, tourism, or service facilities.

For more information, please