



<b>Code :</b>	00198
<b>Location :</b>	Rovinj
<b>Building area :</b>	92 m2
<b>Number of bedrooms :</b>	1
<b>Number of bathrooms :</b>	1
<b>Floor :</b>	Ground floor
<b>Distance from the center :</b>	1.7 km
<b>Distance from the sea :</b>	300 m

**Price : 360.000 €**

**BUILDING**

<b>Number of rooms :</b>	3
<b>Energy class :</b>	in preparation

**AREAS & SPACES**

<b>Storage room :</b>	Yes
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**AMENITIES**

<b>Terrace :</b>	Yes
<b>Number of parking spaces :</b>	1

**HEATING & COOLING**

<b>Air conditioning :</b>	Yes
<b>Fireplace :</b>	Yes

**INFRASTRUCTURE**

<b>Electricity :</b>	Yes
<b>Water :</b>	Yes

**DOCUMENTATION**

<b>Ownership certificate :</b>	Yes
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If you are a fan of beautiful Rovinj and want to live near the sea and nature, this apartment is ideal for you.

We offer for sale an apartment spread over two floors with a total area of

92 m2. The apartment is located on the ground floor of a newer, smaller building in a quiet location only 300 m from the sea and beautiful beaches.

On the ground floor there is an open space concept living room, kitchen and dining room, bedroom, pantry and bathroom. Right in front of the entrance to the apartment there is a covered terrace and a paved garden in the property, which allows you to rest and stay outdoors.

What gives this apartment a special charm is the tavern in a rustic style, which is accessed by an internal staircase. Considering that the owner operated the tavern for his own needs, it was designed with a lot of love to every detail, which is evident from the attached photos.

In the middle of the tavern there is a beautiful fireplace that provides a special atmosphere in the winter months. Due to the location where the



**EURO PARTNER**

Mate Vlašića 20, 52440 Poreč

e-mail: [office@europartner.hr](mailto:office@europartner.hr)

web: [europartner.hr](http://europartner.hr)

info: +385 98 923 6402

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apartment is located, it is ideal for living or renting.