



## A beautiful house for sale on a quiet location in Rovinj, not far from the sea

**520.000 €**  
**3.190 €/m<sup>2</sup>**

For sale is a beautiful house, only 500 m away from the beautiful sandy beaches of one of the most beautiful Istrian autocamp, and only 6 km from the town of Rovinj. This beautiful house is located on a surface of 4809 sqm of agricultural land, and has a total living space of 163 sqm and as such it is divided into three separate, well-equipped apartments.

On the ground floor there are two apartments, 68 and 58 sqm. Each of them consists of 2 bedrooms, a bathroom, a kitchen, a living room with a dining area and a large terrace and courtyard.

On the first floor there is a 40 sqm apartment which has also two bedrooms, bathroom, kitchen living room with dining room and exit on a 100 sqm terrace.

On the back of this property there is a boiler room with 2 boilers of 150l.

On the spacious yard there is an own water well and it is possible to build a swimming pool or other additional space on it.

Given the seductive location, these apartments are excellent with this year's gross revenue of 32.000 euro with two apartments.

The property can be converted to a family house or a vacation home without big investments.

## Summary

Location	Rovinj	Property ID	2077
Price	520.000 €	Type	house
Area	163 m <sup>2</sup>	Land area	4.809 m <sup>2</sup>
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-

Floor	ground floor	Orientation	Southeast
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	3.190 €	Tax	3%
Energy certificate	In progress	Subtype	detached, apartment house

## Distances

Center	6 km
Sea	500 m
Near a bigger city	6 km
Park	800 m
Pula airport	33 km
School	5.7 km
Venezia airport	260 km
Transportation	1.4 km
Store	4.6 km

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