



DAMAC d.o.o.

## ALMA DOM INVEST

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<b>Code :</b>	27774
<b>Location :</b>	Rovinj
<b>Building size :</b>	100 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	1500 m
<b>Distance from sea :</b>	1500 m
<b>Seaview :</b>	No
<b>Floor :</b>	2
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	2004
<b>Energy efficiency :</b>	Not specified
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

**Price :** 355.500 €

In the sought-after location in Rovinj, an apartment is for sale on the second floor of a building with a finished attic, which currently functions as two separate residential units. Thanks to this layout, the property offers numerous usage possibilities – for family living, tourist rental, or a combination of living and investment.

The registered area of the apartment is 61.20 m<sup>2</sup>, while the attic has been repurposed and arranged into an additional living space of approximately 40 m<sup>2</sup>, totaling around 100 m<sup>2</sup> of functional space.

The lower part consists of a bright living room with a kitchen and dining area, a bedroom, a bathroom, and a loggia with a sea view. The space is comfortable for year-round living, enhanced by a wood-burning stove, while a climate unit ensures cooling.

Upper floor – finished attic.

The attic is fully furnished and used as a separate living unit. It consists of a living room with a kitchen, a bedroom, an additional smaller room, a bathroom, and practical storage space under the roof that extends along the entire apartment.

Additional amenities:

- Private parking space
- Basement ...