



DAMAC d.o.o.

ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

mail: azra@almadominvest.com

web: www.almadominvest.com

info: +44 7375 637471 | +385 98 420 885



Code :	29131
Location :	Rovinj
Building size :	190 m ²
Lot size :	452 m ²
Distance from center :	0 m
Distance from sea :	0 m
Seaview :	No
Number of floors :	2
Number of rooms :	6
Number of bathrooms :	1
Year of construction :	1968
Energy efficiency :	Not specified
Parking :	Yes
Air conditioning system :	Yes

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 pro...