



**Rovinj, apartment with 3 residential units and a beautiful garden**

*Croatia, Istria*

<b>Price:</b>	<b>€ 440 000</b>
<b>Object type</b>	Apartment
<b>Market</b>	New building
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Area</b>	112 m2
<b>Category</b>	For sale



The apartment with a living area of 129 m2 is located on the ground floor of a residential building and is divided into 3 units for rent, i.e. a room with a bathroom and a balcony on the first floor, a studio apartment, and a one-room apartment on the ground floor. where the living room with the sleeping area and its exit to the balcony are located, the equipped kitchen and dining room are separate, as well as the bathroom. The balcony is large enough for a table and a sitting area, ideal for resting and drinking your morning coffee.

The apartment is sold fully furnished, as can be seen in the pictures. A modern and newer air conditioner with an inverter is used for heating and cooling, and the apartment has one parking space. The apartment is located on the ground floor of a residential building, however, it is completely independent from the rest of the building because it has a separate entrance and yard.

On the garden of 470 m2 that belongs to this apartment, it is possible to build a swimming pool, for which there is already project documentation.

The total annual income from renting this apartment is between 55-68,000 euros.

The apartment is located only 1.5 km from the city center and 1.5 km from the first known beaches. It is an ideal investment for a peaceful family life or as an investment for rental for tourist purposes for a safe return on investment!

For more information, feel free to contact us.

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