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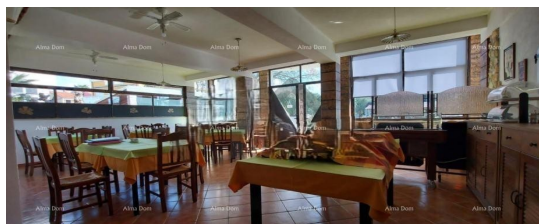
## ALMA DOM INVEST

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<b>Code :</b>	24840
<b>Location :</b>	Rovinj
<b>Building size :</b>	847.51 m <sup>2</sup>
<b>Lot size :</b>	726 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	7
<b>Number of bathrooms :</b>	12
<b>Year of construction :</b>	2008
<b>Energy efficiency :</b>	D
<b>Parking :</b>	Yes

Price : 1.600.000 €

For sale is a residential-commercial building located in a quiet neighborhood of the city of Rovinj, with a total net area of 847.51 m<sup>2</sup>. The property spans four levels - basement, ground floor, first floor, and second floor - and offers a combination of hospitality and residential space, making it an excellent investment opportunity with an already established business.

Layout by floors:

**\*\*Basement (237.19 m<sup>2</sup>)\*\***

Includes a boiler room, two smaller storage rooms, a large pasta production area, a staff changing room, and a restroom, as well as two entrances. It has a solution for minimal technical conditions.

**\*\*Ground Floor (213.58 m<sup>2</sup>)\*\***

Restaurant with a covered terrace, bar, kitchen, and two sanitary facilities. Two rooms with private bathrooms.

An apartment consisting of a hallway, living room with kitchen and dining area, bedroom, bathroom, and terrace.

**\*\*First Floor (195.88 m<sup>2</sup>)\*\***

One apartment with two bedrooms, bathroom, and terrace. Seven rooms, each with its own bathroom and terrace.

**\*\*Second Floor (200.86 m<sup>2</sup>)\*\***

Two apartments, each with a living room, kitchen and dining area, two...