



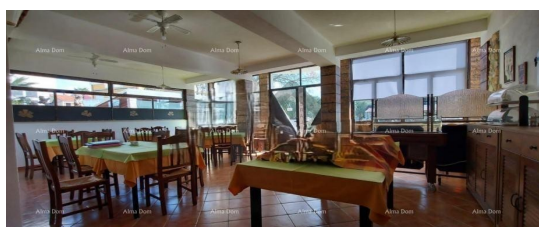
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Code :	28524
Location :	Rovinj
Building size :	847.51 m ²
Lot size :	726 m ²
Distance from center :	0 m
Distance from sea :	0 m
Seaview :	No
Number of floors :	0
Number of rooms :	7
Number of bathrooms :	12
Year of construction :	2008
Energy efficiency :	D
Parking :	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 m². 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 m²)****

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 m²)****

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 m²)****

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

****Second Floor (200.86 m²)****

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