

Apartment

Rovinj, Istria



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|------------------------|-----------------|
| Ref | RE-U-32693 |
| Type | Apartment |
| Region | Istria > Rovinj |
| Location | Rovinj |
| Front line | No |
| Sea view | No |
| Distance to sea | 200 m |
| Floorspace | 111 sqm |
| Plot size | 159 sqm |

Apartment

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|-------------------------|-----------|
| No. of bedrooms | 3 |
| No. of bathrooms | 2 |
| Price | € 690 000 |

Luxury 3-bedroom apartment 200m from the beach and the city center of famous Rovinj!

This exquisite luxury apartment is situated in the heart of Rovinj, one of the most cherished gems along the Croatian Adriatic. Located in a premium building completed in 2021, the apartment benefits from modern amenities including an underground garage and an elevator. Positioned just 200 meters from renowned beaches and 1.5 kilometers from the center of Rovinj, this apartment offers both convenience and tranquility. Nearby, you'll find all the essentials for daily living, making this property not only a unique investment opportunity but also an ideal private retreat in one of Croatia's most sought-after coastal locations.

APARTMENT DESCRIPTION:

Spanning 111.23 square meters, the apartment welcomes you with a spacious entryway featuring storage for jackets and shoes. This leads into an open-concept living space that includes a contemporary Italian kitchen with a central island, equipped with top-of-the-line BOSCH appliances. Adjacent to the kitchen is a dining area and a cozy living room, which opens onto a comfortable, covered terrace complete with a barbecue area, seating, and access to a beautifully landscaped Mediterranean garden.

The private section of the apartment, accessible via a hallway, features a master bedroom with an en-suite bathroom, two additional bedrooms, and a second bathroom. There is also a utility room equipped with a washing machine, dryer, and storage for the apartment's technical systems. The garden, fully enclosed and designed in a modern Mediterranean style, is maintained by an automatic irrigation system. The property includes three parking spaces, one in the garden and two in the building's garage, as well as an additional storage room in the basement.

ADDITIONAL DETAILS:

- The apartment is sold fully furnished with custom-made Italian furniture.
- It is equipped with air conditioning in every room and underfloor heating throughout.
- Additional features include a central vacuum system, water softener and filtration system, and a heat pump.
- The exterior walls feature high-quality insulation (10 cm externally, 5 cm internally), and soundproofing has been installed between the rooms.
- The apartment has aluminum joinery with triple-glazed windows, mosquito nets, and electric blinds.
- The property has clear ownership, with all necessary documentation in order.

For further inquiries, additional information, or to schedule a viewing, please do not hesitate to contact us!

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on

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commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
6216 €

Average price/m² of this type
in this region:
5219 €

Median price/m² of this type
in this region:
5382 €

Average price/m² of this type
in Croatia:
4486 €

Median price/m² of this type
in Croatia:
4167 €

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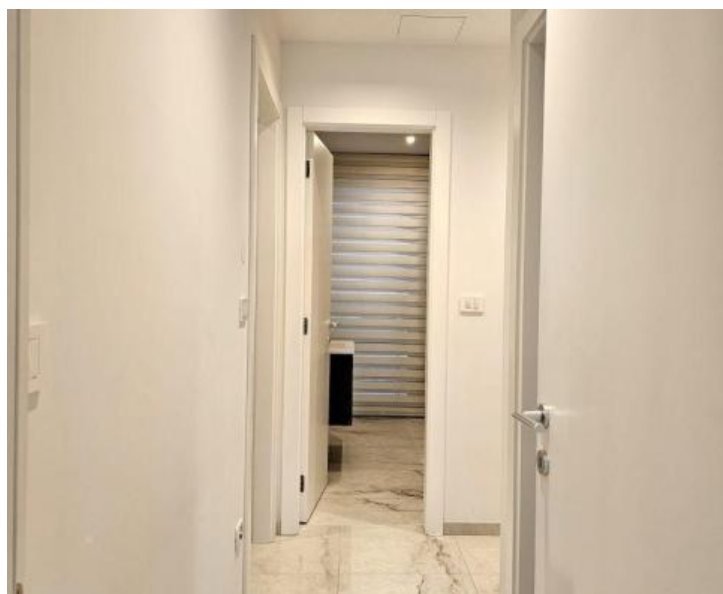
Apartment

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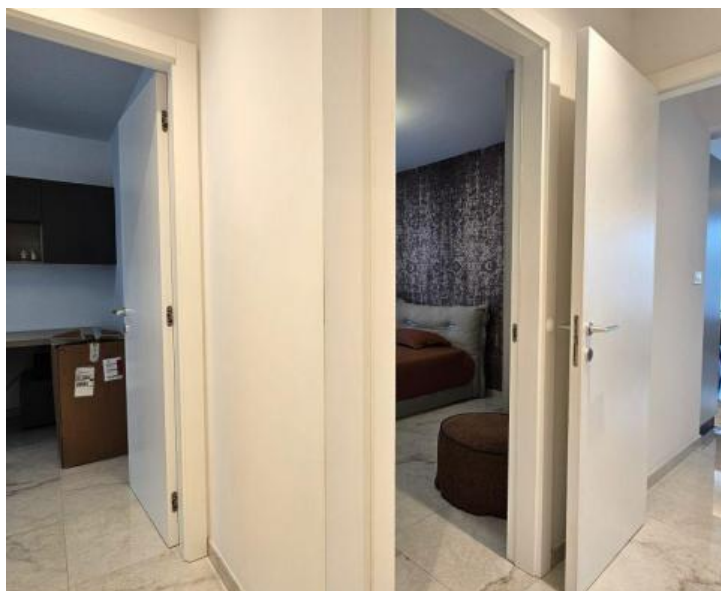
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