

New development

Rovinjsko Selo, Istria



Ref	RE-U-37213
Type	New development
Region	Istria › Rovinj
Location	Rovinjsko Selo
Front line	No
Sea view	No
Distance to sea	5000 m
Floorspace	58 sqm
No. of bedrooms	1
No. of bathrooms	1
Price	€ 173 528

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High-quality apartments in a new building in Rovinjsko Selo, Rovinj, just 5 km from the sea!

We are proud to present this premium and luxurious new residential development, located just a 2-minute drive from the center of Rovinjsko Selo. This project features smaller residential buildings in a peaceful setting, just minutes from essential amenities and only 10 km from the vibrant town of Rovinj.

As part of this development, we are delighted to offer a spacious, bright, and comfortable ground-floor apartment that provides everything needed for an unforgettable stay, maximum comfort, and a high level of luxury.

Sample Apartment Description

The apartment boasts a total living space of **58.32 m²**, complemented by a **private courtyard of approximately 40 m²** and a **dedicated parking space**, all included in the listed price.

Upon entering, a **lobby area** with space for a wardrobe leads into an **open-plan living area**, designed without partitions to create a seamless flow between the **modern kitchen, dining area, and cozy living room**. Large sliding glass doors flood the space with natural light and provide access to a **10.43 m² covered terrace**—perfect for enjoying morning coffee, relaxing with family and friends, or unwinding with a glass of wine in the evening. The terrace also connects directly to the **private courtyard**.

Additionally, the apartment comes with **one secured parking space**, and the property includes **three electric vehicle charging stations**, offering a practical and eco-friendly solution for residents.

Apartment Features & Equipment

- **VAT included** in the listed price for individuals; legal entities benefit from a **25% VAT reduction**.
- **High-quality materials and finishes** throughout.
- **Heating & Cooling**: Multi-split system. Underfloor heating in the bathroom and kitchen, with an option to extend throughout the apartment upon request.
- **Flooring**: Italian ceramic tiles throughout, with **wooden flooring in the bedroom**.
- **Windows & Doors**: White PVC frames with anthracite-colored aluminum cladding, **triple glazing**, and electric aluminum roller shutters. Balcony doors are **lift-and-slide** for easy access.
- **Interior Design**: Elegant ceiling design with concealed curtain rails for a sleek aesthetic.
- **Water Heating**: Class A inverter boiler for hot water in both the bathroom and kitchen.
- **Fixtures & Fittings**:
 - **Faucets**: Premium Hans Grohe or Grohe models.
 - **Sanitary Ware**: Built-in cistern, toilet, and washbasin from Grohe, Geberit, or equivalent brands.

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Building Features

- **Modern architectural style** with high-quality **stone-clad façade**.
- **Exterior insulation:** 10 cm thick demit with decorative stone elements.
- **Common Areas:** Granite stone in the building hallways, wrought-iron staircase railing with a **wooden handrail** for a luxurious touch.

Prime Location

The apartment is situated in a **quiet village** with essential amenities close by:

- **School** - 1.7 km
- **Supermarket** - 2.4 km
- **Kindergarten** - 1.7 km
- **Public transport** - 150 m
- **Restaurant** - 100 m
- **Excellent connectivity:** Highway 5 km, Rovinj 7 km.

Construction Timeline

- **Start Date:** March 15, 2025
- **Completion Date:** April 1, 2026

Other apartments available for sale in same complex:

37207 - ground floor - 66 m2 - 1 bedroom - 209 305 eur
37214 - ground floor - 66 m2 - 1 bedroom - 209 305 eur
37215 - ground floor - 58 m2 - 1 bedroom - 185 828 eur
37216 - 1st floor - 74 m2 - 2 bedrooms - 253 704 eur
37217 - 1st floor - 74 m2 - 2 bedrooms - 253 704 eur

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 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:
2992 €

Average price/m² of this type
in this region:
3579 €

Median price/m² of this type
in this region:
3330 €

Average price/m² of this type
in Croatia:
4262 €

Median price/m² of this type
in Croatia:
3987 €

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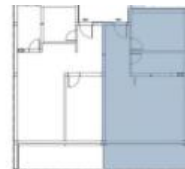
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Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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- 3. bathroom: 5.47 m²
- 4. open space - living, dining room and kitchen: 25.77 m²
- 5. outdoor terrace: 10.43 m²
- Total surface area: 58.32 m²

Plan view



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