

Apartment

Rovinj, Istria



Ref	RE-U-37923
Type	Apartment
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	310 sqm
Plot size	79 sqm
No. of bedrooms	3
No. of bathrooms	4
Price	€ 2 370 000

Luxury Penthouse in Rovinj - Stunning Sea Views & Modern Design

Discover an exclusive **luxury penthouse in Rovinj**, perched at the city's highest point, just **500 meters from the sea**. This **prestigious duplex apartment** spans **310 m²** and offers breathtaking **panoramic views of the Adriatic, Rovinj's old town, and the picturesque archipelago**.

Apartment Layout

2nd Floor:

- Spacious **open-plan kitchen** with a dining area
- Large **living room** perfect for entertaining
- Guest **bathroom and toilet**
- **Three luxurious bedrooms**, each with a private **ensuite bathroom** and **walk-in closet**
- Expansive **covered terrace** for outdoor relaxation

3rd Floor:

- Elegant **lounge area** with a **bar and kitchen** – ideal for socializing
- Additional **bathroom with toilet**
- **Two large terraces** with **unobstructed sea and city views**

Premium Features & Amenities

- **Two underground garage spaces**
- **Elevator** for direct access
- **Private storage unit** (15.50 m²)
- Prime location: **400 meters from Rovinj's city center, 600 meters from the marina, and 800 meters from the beach**
- Nestled in a **quiet, exclusive street**

Top-Tier Construction & Smart Home Technology

- **Schüco triple-glazed windows** for superior insulation and soundproofing
- **Underfloor heating & cooling** via **Mitsubishi Electric heat pumps** (Wi-Fi controlled)
- **Hella smart blinds** for enhanced comfort and security
- **Video surveillance, video intercom, and reinforced security doors**

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This **high-end penthouse in Rovinj** is the ultimate choice for those seeking **modern luxury, privacy, and breathtaking sea views**.

Contact us today to schedule a viewing and make this **exclusive property yours!**

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:
7645 €

Average price/m² of this type
in this region:
5190 €

Median price/m² of this type
in this region:
5208 €

Average price/m² of this type
in Croatia:
4490 €

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

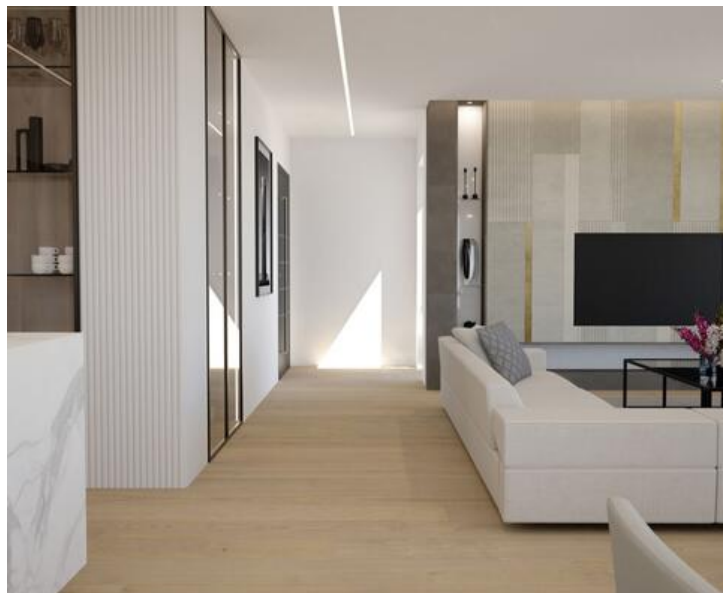
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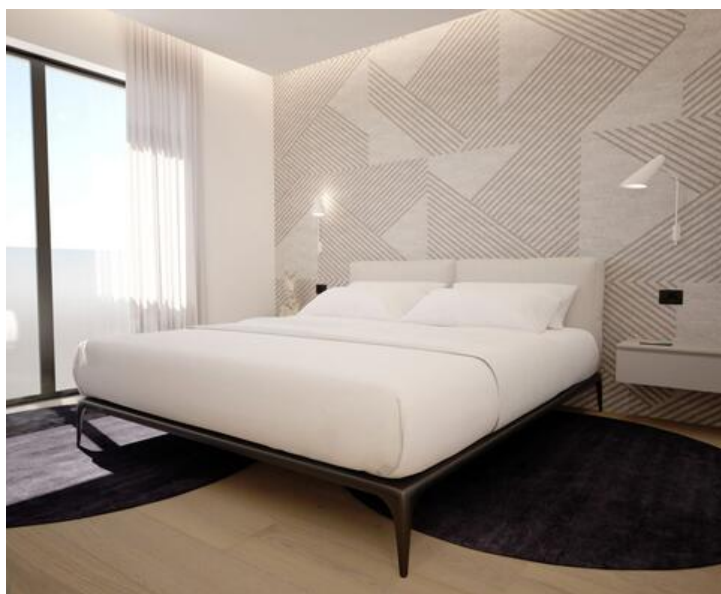
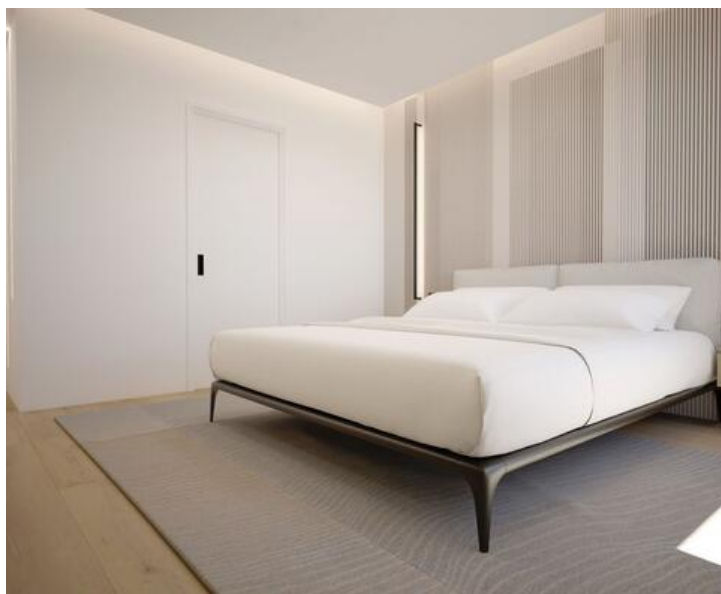
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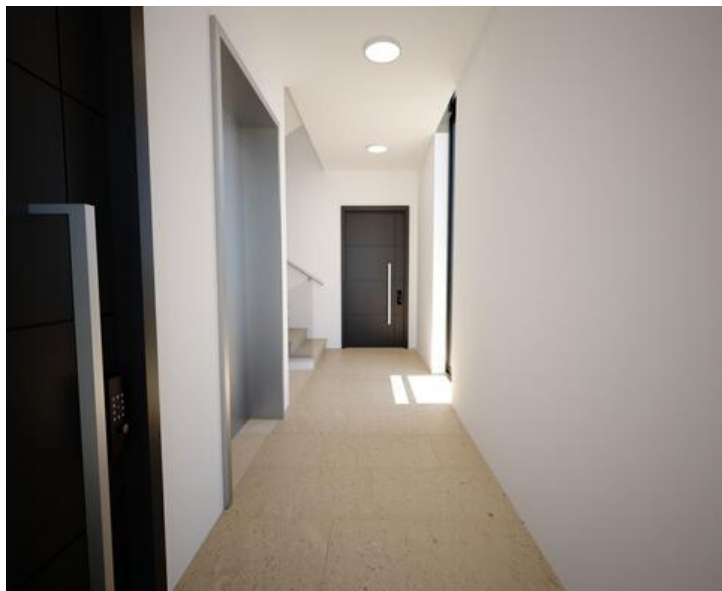
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