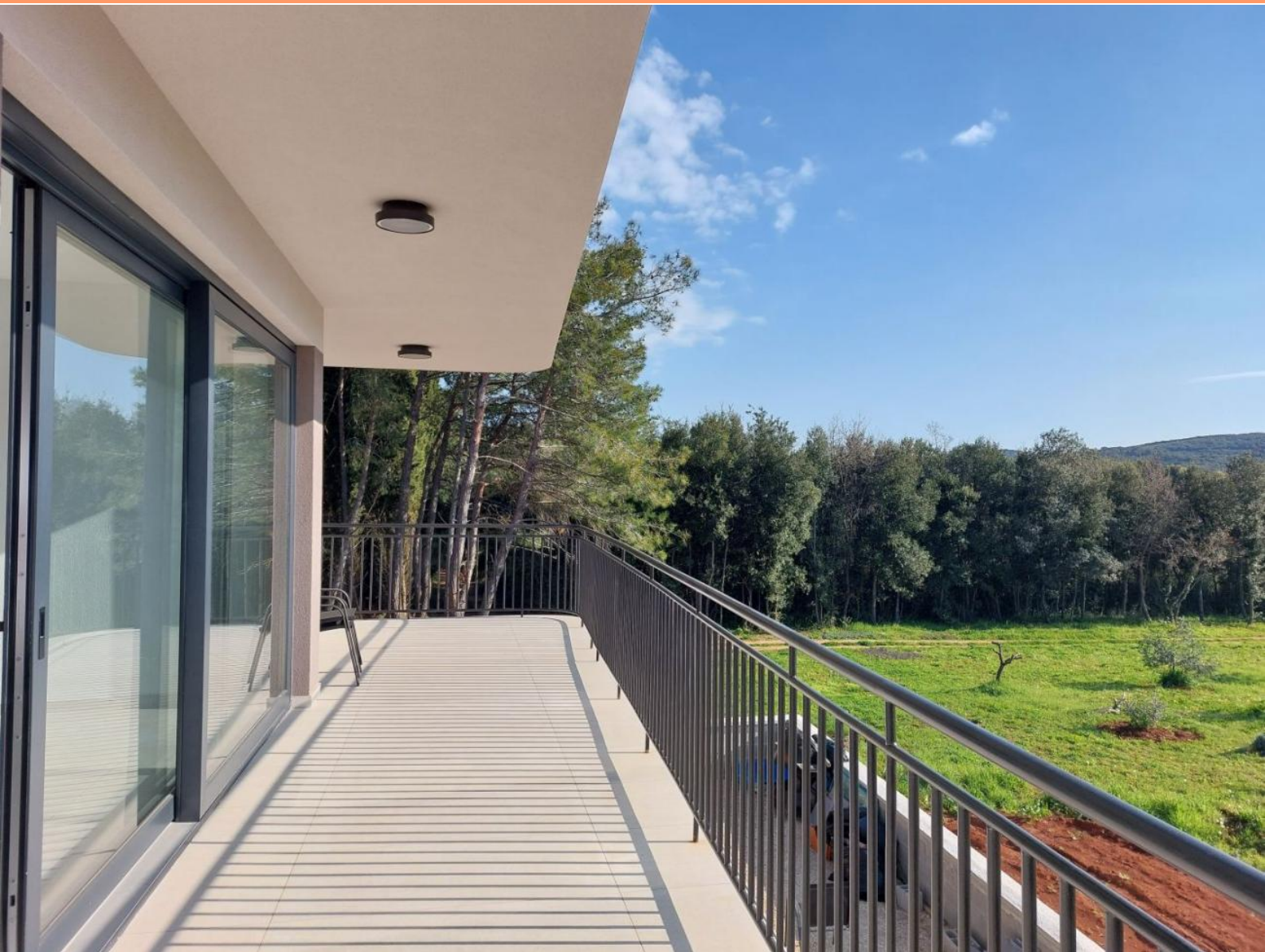


# Apartment

## Rovinj, Istria



<b>Ref</b>	RE-U-38445
<b>Type</b>	Apartment
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Rovinj
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	800 m
<b>Floorspace</b>	100 sqm
<b>No. of bedrooms</b>	2

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# Apartment

## Rovinj, Istria



**No. of bathrooms**

1

**Price**

€ 570 000

Fully furnished apartment in a newly built residence in Rovinj, situated on the first floor and just 800 meters from the sea, offering a comfortable and modern living experience within walking distance to the most beautiful beach in Rovinj. The apartment spans 100 square meters of interior space, plus spacious terraces that enhance the overall lifestyle appeal.

Upon entering the apartment, the first impression is of openness and brightness, highlighted by a large glass wall that floods the interior with natural sunlight. The open-plan layout seamlessly connects the living room, kitchen, and dining area, creating a highly functional and airy space. The glass wall leads directly to an expansive east-facing terrace that offers views of olive groves, pine forests, and lush greenery, ideal for relaxing or entertaining.

A hallway separates the private quarters, leading to two bedrooms positioned on opposite sides of the apartment. The master bedroom is located on the eastern side and has direct access to the terrace with serene views of nature. It also features a private toilet, providing added comfort and privacy. The second, smaller bedroom is located on the western side and includes its own private terrace, offering a separate outdoor space.

An additional bathroom is located off the hallway, providing practicality for daily living or guest use.

The apartment is being sold fully furnished, with interior finishing already underway, allowing for near-immediate occupancy. Each room is equipped with air conditioning, and underfloor heating is installed throughout the entire apartment, ensuring comfort in all seasons.

Included with the apartment is a private storage unit in the building's basement and a designated parking space. The parking area is generously sized, offering ample room for additional vehicles belonging to family or guests.

Located just 800 meters or a 10-minute walk from Rovinj's most scenic beach, this move-in ready apartment is a rare opportunity to own a modern, fully equipped home in one of Croatia's most sought-after coastal towns.

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.

# Apartment

## Rovinj, Istria



Price per m<sup>2</sup>:  
5700 €

Average price/m<sup>2</sup> of this type  
in this region:  
5219 €

Median price/m<sup>2</sup> of this type  
in this region:  
5382 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4486 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4167 €

# Apartment

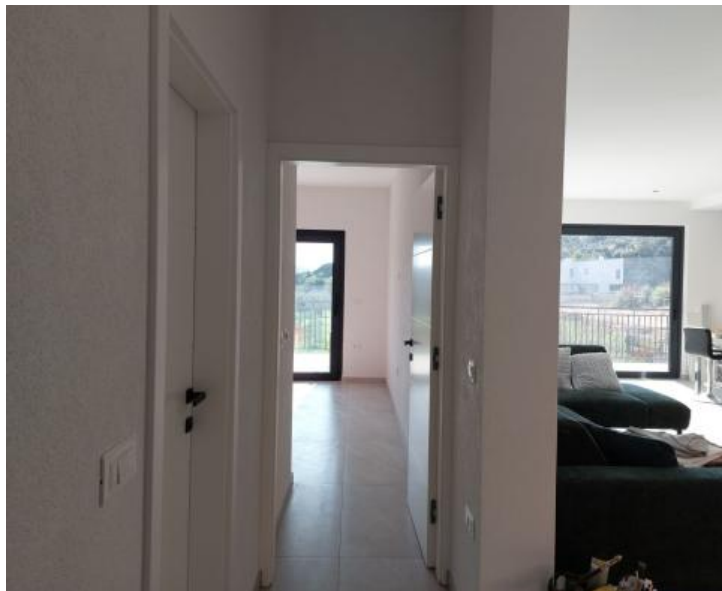
## Rovinj, Istria





# Apartment

## Rovinj, Istria



# Apartment

## Rovinj, Istria

