

Apartment

Rovinj, Istria



PRIZEMLJE VIZUALIZACIJA 1

Ref	RE-U-13385
Type	Apartment
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Sea view	No
Distance to sea	700 m
Floorspace	148 sqm
Plot size	126 sqm
No. of bedrooms	2
No. of bathrooms	2

Apartment

Rovinj, Istria



Price

€ 918 000

Apartment

Rovinj, Istria



New luxurious apartment in highly demanded city of Rovinj just 700 meters from the sea!

Completion of construction is expected in 2023.

The apartment is located on the ground floor of a boutique residence with only three residential units and has a total area of 148.73 m².

The apartment consists of an entry lounge, two bedrooms with wardrobe and private bathrooms en-suite, guest wc, pantry, open kitchen, dining room and living room with access to a covered terrace and garden with a total area of 126 m².

The apartment has two outdoor parking spaces.

The beginning of works is the 4th month of 2022.

The spacious apartments are designed in every detail and are built with high quality materials, and the building is also equipped with an elevator.

Highest quality of construction.

Technical specifications:

- the foundations are reinforced concrete strips
- the foundation slab is reinforced concrete
- basement walls are reinforced concrete
- mezzanine structures are reinforced concrete
- the roof structure is reinforced concrete
- load-bearing walls are hollow brick thermo blocks 25-30 cm thick
- internal walls are hollow brick blocks 10-20 cm thick
- load-bearing columns and beams are reinforced concrete

Exterior cladding:

- basement walls waterproofed with tar foils, thermally insulated with XPS panels 5 cm
- external walls of the building thermally insulated with EPS panels 10 cm (larger part) and 15 cm (smaller part)
- part of the ground floor is lined with decorative stone
- rain sheet metal is installed - galvanized painted sheet metal
- 15 cm XPS board thermal insulation and waterproofing are installed in the roof
- the roof of the building is a Mediterranean tile

Interior finishing details:

- walls are plastered with machine plaster
- bathroom walls are covered with ceramic tiles

Heating system and hot water preparation:

- Each apartment has its own drinking water depurator
- Underfloor heating system installed
- apartments are additionally heated and cooled with indoor fan coil units
- preparation of hot water is done in boilers located in the engine room, boilers are also connected to heat

Apartment

Rovinj, Istria



pumps

- Mitsubishi heat pumps

Floor coverage:

- the basement is smoothed concrete
- apartment floors are ceramic tiles and parquet
- terrace floors are ceramic tiles

The staircase is lined with stone doors and windows:

- external openings are Schüco aluminum hardware
- interior doors in the apartments are wooden
- entrance doors for apartments are non-combustible T-30 (fireproof and anti-burglary)
- Velux roof windows are installed in the attic

Unique apartments of unique quality.

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 m²:
6203 €

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:
4490 €

Median price/m² of this type
in Croatia:
4168 €

Apartment

Rovinj, Istria



PRIZEMLJE VIZUALIZACIJA



PRIZEMLJE VIZUALIZACIJA



PRIZEMLJE VIZUALIZACIJA



Apartment

Rovinj, Istria



Apartment

Rovinj, Istria



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

Apartment

Rovinj, Istria



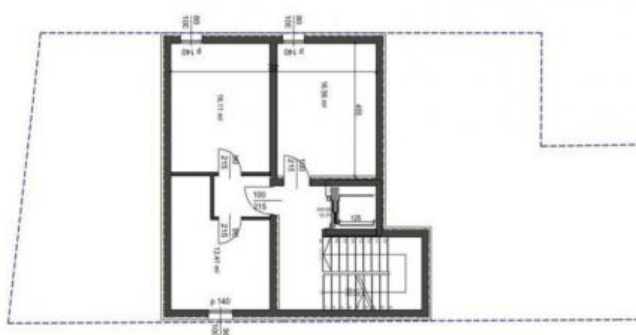
Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Apartment

Rovinj, Istria



PRIZEMLJE SITUACIJA



PRIZEMLJE TLOCRT POD