

# New development

## Rovinj, Istria



<b>Ref</b>	RE-U-17318
<b>Type</b>	New development
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Rovinj
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	300 m
<b>Floorspace</b>	170 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	Price upon request

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New residence of 6 luxury apartments in Rovinj just 300 meters from the sea with sea views from the upper floors!

Construction to be finalized in 2023.

Details of the building:

- Air-conditioned
- Underfloor heating with city gas
- Ceramic floors
- Parquet floors
- Anti-burglary entrance doors to apartments
- Complete interior walls inside apartments Knauf system
- Aluminum carpentry with electric blinds and fly screens
- Video intercom
- Facade - stone wool 10 cm
- Glass balcony railings
- Elevator from the garage to the first floor
- Close to the beach

The following apartments are offered:

Apartment A is located on the ground floor of a residential building and has a total area of 100.28 m<sup>2</sup>. The apartment consists of an entrance hall, a storage room, two bathrooms, three bedrooms, a living room with a kitchen and a dining room, which leads to a covered balcony. The price of the apartment includes two parking spaces in the garage, a storage room of 10.24 m<sup>2</sup> and associated garden according to the project.

Apartment B is located on the ground floor of a residential building and has a total area of 94.32 m<sup>2</sup>. The apartment consists of an entrance hall, a storage room, two bathrooms, three bedrooms, a living room with a kitchen and a dining room, which leads to a covered balcony. The price of the apartment includes two parking spaces in the garage, a storage room of 6.38 m<sup>2</sup> and associated garden according to the project.

Apartment C is located on the ground floor of a residential building and has a total area of 100.01 m<sup>2</sup>. The apartment consists of an entrance hall, a storage room, two bathrooms, three bedrooms, a living room with a kitchen that opens onto a covered balcony. Apartment C has a separate entrance and parking for a car. The price of the apartment includes two parking spaces in the garage, a storage room of 5.86 m<sup>2</sup> and associated garden according to the project.

Apartment D is a two-story apartment and extends through the first floor and attic of the residential building and has a total area of 170.54 m<sup>2</sup>. The first floor consists of an entrance hall, a storage room, two bathrooms, two bedrooms, a living room with a kitchen that opens onto a covered balcony. An internal staircase leads to the attic, which consists of a hallway, a bathroom, two bedrooms, one of which has direct access to a terrace with a total area of 26.32 m<sup>2</sup>. The price of the apartment includes two parking spaces in the garage and a

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storage room in the basement of 10.16 m2.

Apartment E is a two-story apartment and extends through the first floor and attic of the residential building and has a total area of 159.23 m2. The first floor consists of an entrance hall, a storage room, two bathrooms, two bedrooms, a living room with a kitchen that opens onto a covered balcony. An internal staircase leads to the attic, which consists of a lounge, a bathroom, two bedrooms and a terrace with a total area of 24.94 m2. The price of the apartment includes two parking spaces in the garage and a storage room in the basement of 5.62 m2.

Apartment F is a two-story apartment and extends through the first floor and attic of the residential building and has a total area of 170.03 m2. The first floor consists of an entrance hall, a hall, a storage room, two bathrooms, two bedrooms, a living room with a kitchen that leads to a covered balcony. An internal staircase leads to the attic, which consists of a hallway, a bathroom, two bedrooms and a terrace with a total area of 26.30 m2. One of the special features of this apartment is its view of the sea and Rovinj. The price of the apartment includes two parking spaces in the garage and a storage room in the basement of 5.67 m2.

### **Prices for apartments start from 580 000 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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Average price/m<sup>2</sup> of this type  
in this region:  
3579 €

Median price/m<sup>2</sup> of this type  
in this region:  
3330 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4262 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3987 €

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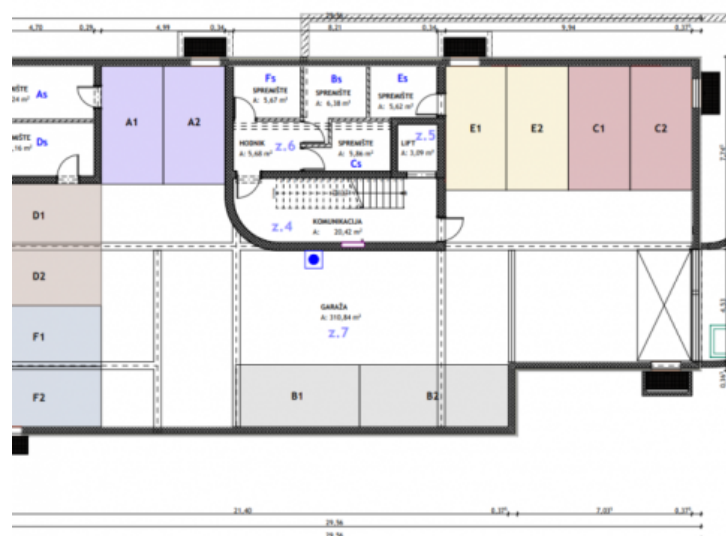
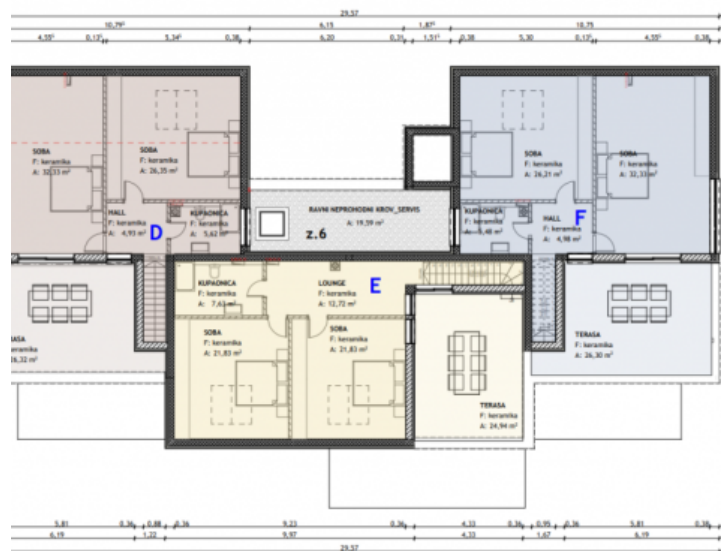
## Rovinj, Istria



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