

# 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 m<sup>2</sup>.

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 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 lounge, a bathroom, two bedrooms and a terrace with a total area of 24.94 m<sup>2</sup>. The price of the apartment includes two parking spaces in the garage and a storage room in the basement of 5.62 m<sup>2</sup>.

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 m<sup>2</sup>. 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 m<sup>2</sup>. 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 m<sup>2</sup>.

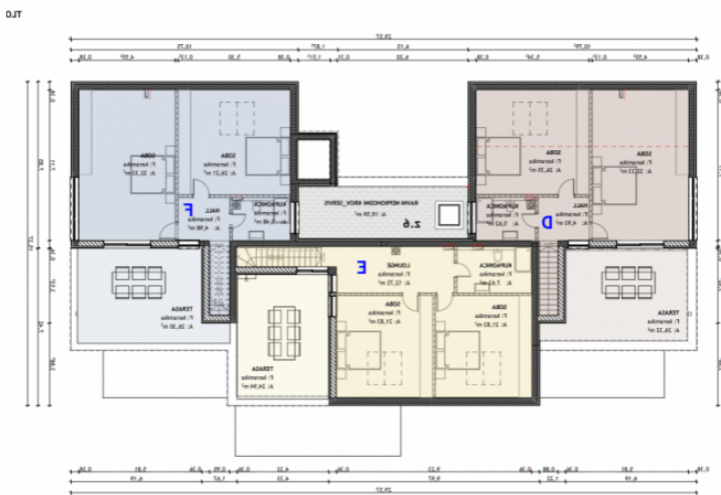
### **Prices for apartments start from 580 000 eur.**

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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