

# Apartment

## Rovinj, Istria



<b>Ref</b>	RE-U-29185
<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>	1000 m
<b>Floorspace</b>	164 sqm
<b>Plot size</b>	300 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 852 800

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Super-offer in a new modern residence in Rovinj!  
Distance from the beaches is 1 km!  
It is a package sale of the two apartments at once!

Two luxurious 2-bedroom + living room + kitchen + dining room apartments located on the ground floor of a new building, just a short walk from the beaches, sea, and promenades.

We proudly present a new construction project currently in the shell and core phase of construction, consisting of a total of 6 residential units organized so that each floor contains 2 apartments. This high-quality building is situated just 1 km from beautiful well-maintained beaches, crystal-clear sea, and a promenade with a cycling path through nature and parks.

With this project, you have the opportunity to own one of the rare properties on our market, located in a significant and luxurious location in the city of Rovinj, surrounded by family homes and modern buildings, just a 3-minute drive from the city center. The building's location is ideal for those looking to invest in developing luxury tourism or for those seeking their private haven of peace and privacy in the magical and must-visit Rovinj.

**APARTMENT DESCRIPTION:** These are spacious and comfortable apartments, each comprising 82m<sup>2</sup> of living space, with a part of the yard or courtyard of approximately 300m<sup>2</sup>.

The rooms in the apartments are organized so that each of them fully serves its designated purpose. Upon entering each apartment, there is a hallway that separates the private space of the apartment from the living and entertainment area.

The part of the apartments intended for daily living and entertainment is designed as an "open space" area with a designated space for a large kitchen, spacious dining area, and a larger living room with access through a glass wall to a covered terrace and the aforementioned yard. The private part of the apartments consists of two bedrooms and a guest bathroom, one of the bedrooms being a master bedroom with its own bathroom.

In addition to all the above, each apartment includes a storage room in the basement of the building and a designated parking space in the building's yard.

#### ADDITIONAL AND TECHNICAL INFORMATION:

- The apartments are sold turnkey, without furniture.
- Underfloor heating is included in all rooms.
- Air conditioning units will be installed in each room.
- High-quality carpentry with electric shutters is being installed.
- The building has an elevator connecting all floors, including the basement.
- Only tested high-quality materials are used during construction.
- The planned completion and move-in date is before the start of the summer season in 2025.

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**LOCATION DESCRIPTION:** The apartments are situated in one of the rarely available locations on the market, especially when it comes to the city of Rovinj. Everything needed for everyday life is just a few steps away from the apartment, and one of the main features of this location is the peace and privacy it offers, proximity to beaches, and all other amenities.

Therefore, the apartments are located in an ideal location for those looking for an investment opportunity in the direction of developing luxury tourism with a guaranteed return on investment, as well as for those looking for the perfect place for their private oasis of peace and luxury.

For any additional questions, necessary information, or to schedule a viewing of the apartment, the current construction phase, and the location, feel free to contact us.

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 m<sup>2</sup>:  
5200 €

Average price/m<sup>2</sup> of this type  
in this region:  
5190 €

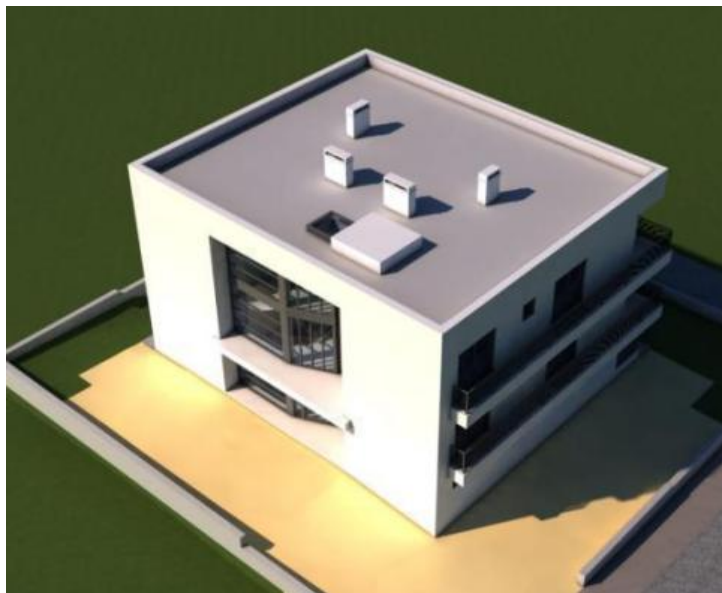
Median price/m<sup>2</sup> of this type  
in this region:  
5208 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4490 €

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

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