

Apartment

Rovinj, Istria



Ref	RE-U-29184
Type	Apartment
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Sea view	No
Distance to sea	1000 m
Floorspace	82 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 426 000

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Lux apartment in Rovinj, 1 km from the beaches!
High quality residence with elevator!

We are proud to introduce a new construction project currently in the ROH-BAU phase, consisting of a total of 6 residential units, with 2 apartments on each floor. This high-quality building is located just 1 km from beautiful well-maintained beaches, crystal-clear sea, and a promenade with a bike path through nature and parks.

With this project, you have the opportunity to own one of the rare properties on our market, situated 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 for an investment opportunity for the development of luxury tourism or for those seeking their private oasis of peace and privacy in the magical and must-visit Rovinj.

APARTMENT DESCRIPTION: This spacious apartment consists of a total of 82m² of living space and includes a part of the garden/yard of approximately 150m².

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

The part of the apartment designed for daily living and entertainment is conceived as an "open space" area, which includes a designated area for a large kitchen, a spacious dining room, and a larger living room with access to a covered terrace and the aforementioned garden/yard. The private part of the apartment consists of two bedrooms and a guest bathroom; one of the bedrooms is a master bedroom with its own bathroom.

The apartment also 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 apartment is sold fully finished, unfurnished.
- Underfloor heating is included throughout the apartment.
- Air conditioning units will be installed in each room.
- High-quality joinery with electric shutters is being installed.
- The building has an elevator, connecting all floors of the building, including the basement.
- Only verified high-quality materials are used during construction.
- The planned completion date and possibility of moving in are before the start of the summer season in 2025.

LOCATION DESCRIPTION: The apartments are located 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

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the apartment, and one of the greatest features of this location is the peace and privacy it offers, proximity to beaches, and all other amenities.

Thus, 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.

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 m²:
5195 €

Average price/m² of this type
in this region:
5216 €

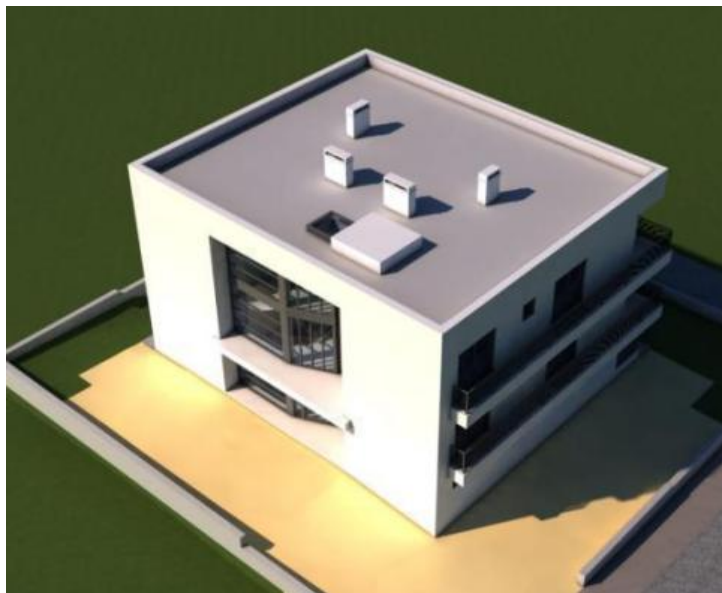
Median price/m² of this type
in this region:
5208 €

Average price/m² of this type
in Croatia:
4484 €

Median price/m² of this type
in Croatia:
4159 €

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