ID: 2520

HIGH QUALITY LUXURY APARTMENT WITH VIEWS OF ROVINJ AND THE SEA

Rovinj

1,047,000 €
6,123 €/m^2







Istria County is considered one of the most suitable regions for living, and offers many natural beauties supported by a warm Mediterranean climate and a very friendly local population. In the west of the Istrian peninsula is a small ancient Roman town called Rovinj. Rovinj is rich in its heritage and old Roman infrastructures and legacies that give it a special atmosphere when enjoying this beautiful city, which is a leading tourist destination in Croatia.

This spacious apartment of 171 m^2 is located in Rovinj, in a newly built high-quality building in a prime location. The apartment is located on the first and last floor of this smaller residential building and consists of an entrance hall, a spacious bright living room with kitchen and

dining room, four bedrooms, three bathrooms, a utility room, a spacious balcony and a spacious terrace with a view of the sea and Rovinj. The apartment is equipped with high-quality Schüco aluminum joinery with electric shutters and mosquito nets, security entrance doors, the floors are covered with high-quality ceramics and parquet, while the heating and cooling system is regulated by air conditioning in each room and underfloor heating is installed using city gas. The building is energy efficient and 10 cm thick rock wool has been installed. The balcony railing is glass, while the complete interior walls inside the apartments are of the Knauf system. In addition to the luxury of the property and the location itself, the apartment also has two parking spaces in the building's garage and a storage room, and there is an elevator from the garage to the first floor, which allows for easier use. The location is excellent, quiet, and yet not far from the supporting facilities and the center of Rovinj and is close to the beach at only 200 meters. The building has all the necessary documentation, including a use permit.

The mentioned property, due to its location, high quality, surface area, beautiful view and proximity to all accompanying facilities, offers the future buyer a very interesting investment with a long-term return on investment or, if used for personal purposes, a very pleasant family apartment in a quiet location.

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Summary

LOCATION	Rovinj	PROPERTY ID	2520
PRICE	1,047,000 €	TYPE	Flat
FLAT TYPE	Four rooms	AREA	171 m²
YEAR BUILT	2024.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	5	BEDROOMS	4
BATHROOMS	3	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	2
POOL	-	VIEW AT	Sea and Rovinj
ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	Yes
HEATING	Air conditioning, Floor heating	JOINERY	Aluminum, Excellent
WALLS MATERIAL	-	WALLS CONDITION	Excellent
TILES	Excellent	PARQUET	Excellent
FACADE	Excellent, Thermal insulation	ROOF	-
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	Excellent

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OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

Extra features

- Garage
- Terrace
- Balcony
- Pantry
- Sea View

Infrastructure

- Electricity
- Water
- Gas
- Sewerage

Quadratures

LIVING ROOM WITH KITCHEN AND DINING ROOM	51 m²
ANTEROOM	2 m²
BEDROOM	12 m²
BEDROOM	16 m²
BEDROOM	11 m²
BEDROOM	12 m²
BATHROOM	5 m²
BATHROOM	6 m²
BATHROOM	5 m²
BALCONY	13 m²
TERACE	26 m²

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