ID: 2522

LUXURY GROUND FLOOR APARTMENT 200 M FROM THE BEACH

Rovinj

680,000 €
5,528 €/m^2







The Istrian region 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 123 m^2 is located in Rovinj, in a building under construction, in an excellent and quiet location. The apartment is located on the ground floor of this future small

residential, luxury building and consists of an entrance hall, a spacious bright living room with kitchen and dining room, three bedrooms, two bathrooms, a utility room, two terraces, one of which is located at the exit from the living room, while the other is the exit from one of the bedrooms. The apartment is equipped with high-quality ALU carpentry Schüco with electric roller shutters ROLTEK 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 on city gas has been installed. The building is energy efficient and 10 cm thick rock wool has been installed. 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, there is an elevator from the garage to the first floor, which allows for easier use, and the building has a video intercom. The location is excellent, quiet, and yet not far from the supporting facilities and the center of Rovinj and is only 200 meters away from the beach. The planned completion of the works is in July 2026.

Due to its location, high quality, area and proximity to all supporting facilities, this property offers the future buyer a very interesting investment with an assured long-term return on investment or, in the case of use for personal purposes, a very pleasant family apartment in a quiet location.

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Summary

LOCATION	Rovinj	PROPERTY ID	2522
PRICE	680,000 €	TYPE	Flat
FLAT TYPE	Three rooms	AREA	123 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	2
POOL	-	VIEW AT	-
ACCESS ROAD	Yes	JOINED ROOMS	Pantry
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
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

Extra features

- Garage
- Terrace
- Balcony
- Pantry

Infrastructure

- Electricity
- Water
- Gas
- Sewerage

Quadratures

LIVING ROOM WITH KITCHEN AND DINING ROOM	35 m²
ANTEROOM	5 m²
BEDROOM	11 m²
BEDROOM	13 m²
BEDROOM	16 m²
BATHROOM	6 m²
BATHROOM	6 m²
TERACE	14 m²
TERACE	4 m²

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