ID: 2535

HIGH QUALITY SMART APARTMENT IN A NEW BUILDING

Rovinj

636,145 €
5,836 €/m^2







The Istrian region is known as 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 located 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 131 m2, of which 109.30 m2 is residential, is located in an excellent and quiet location in Rovinj, in a smaller residential building under construction with a total

of 6 apartments. The garage and storage room are 23.79 m2. This highly energy-efficient building will be built by the end of 2026, when it is planned to move in. The apartment will be located on the first floor and will include two bedrooms, two bathrooms, a storage room or laundry/drying room, a spacious loggia of 10.1 m2. The apartment will have two parking spaces, one in the garage and one uncovered, as well as a storage room within the building, the building will have an elevator, and the garage door and main access fence will be remote-controlled. Smart design and high-quality construction and equipment will enable the highest energy criteria to be met, and ALU three-layer glass walls from renowned manufacturers Schüco/Wicona/Cortizo will be installed, shading with electric motor control and a built-in anemometer for protection against weather conditions such as strong winds. The security of the entire building will be at an enviable level, and fences on the terrace and loggia made of safety laminated glass are planned, as well as a video intercom with video surveillance, an entrance anti-burglary and fire-resistant door to the apartment, and an anti-burglary and fire alarm system with smoke detection. This truly high-quality and luxurious property will be equipped with high-class bathroom furniture from the renowned Italian brand Idea Group, LED recessed spotlights 230 V for perfect basic lighting of all rooms, and the floors will be covered with ceramics from renowned Italian manufacturers or first-class parquet! The heating system will be via heat pumps and underfloor heating with a separate autonomous inverter air conditioning system for cooling and heating with the possibility of wi-fi remote control. During the design, everything was thought of, and water softening and filtering systems will be installed, and there will also be the option of equipping the apartment with kitchens from DanKüchen, Record Cucine and The Cut, at preferential prices. The location is excellent, quiet, yet not far from the supporting facilities and the center of Rovinj and is close to the beach at only 280 meters. The planned completion of the works is autumn 2026. The property is owned by the company and VAT is paid on the price.

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 comfortable family apartment in a quiet location.

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Summary

LOCATION	Rovinj	PROPERTY ID	2535
PRICE	636,145 €	TYPE	Flat

ID: 2535

FLAT TYPE	Two rooms	AREA	109 m²
YEAR BUILT	2025.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	2
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	2
POOL	-	VIEW AT	-
ACCESS ROAD	Yes	JOINED ROOMS	Garage, storage room
CEILING HEIGHT	-	ELEVATOR	Yes
HEATING	Air conditioning, Floor heating	JOINERY	Excellent, Aluminum
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	Excellent	PARQUET	-
FACADE	-	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

Extra features

- Garage
- Terrace
- Loggia
- Swimming pool

Infrastructure

- Electricity
- Water
- Sewerage

Quadratures

HALLWAY	9 m²
PANTRY	2 m²
BEDROOM	13 m²
BATHROOM	6 m²
BATHROOM	6 m²
BEDROOM	12 m²
LIVING ROOM WITH KITCHEN AND DINING ROOM	34 m²
LOGGIA	10 m²
PANTRY	6 m²

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