ID: 2632

# HIGH QUALITY GROUND FLOOR APARTMENT WITH GARDEN IN NEW BUILDING

Rovinj

**239,000 €**
4,121 €/m$^2$







Istria County is considered one of the most desirable regions for living, offering numerous natural beauties complemented by a warm Mediterranean climate and very welcoming local residents. On the western side of the Istrian Peninsula lies a small ancient Roman town called Rovinj. Rovinj is rich in cultural heritage and ancient Roman infrastructure and remains, which give this beautiful town a unique atmosphere and make it one of Croatia's leading tourist destinations.

Not far from Rovinj, in a peaceful settlement, the construction of a smaller residential building with a total of four apartments is planned. Construction is planned to begin in 2025,

as the building permit has already been obtained, with completion scheduled for 2026. This future high-quality new development will include a ground-floor apartment with a total area of 58 m². The apartment will consist of an entrance hall, a spacious open-plan living room with dining area and kitchen, a bathroom, one bedroom and a spacious terrace. A 30 m² garden and one parking space will be part of this future beautiful apartment, providing additional comfort for the future owners. During the furnishing and finishing of the apartment, carefully selected materials will be used. Italian ceramic tiles will be installed throughout the apartment, except in the bedroom, where wooden flooring is planned. The windows will feature triple glazing, white PVC frames with anthracite-coloured aluminium exterior cladding, as well as aluminium shutters with electric controls. Heating and cooling will be provided through a MultiSplit system, while underfloor heating will be installed in the kitchen and bathroom. High-quality construction and a modern façade design with stone cladding and 10 cm thick ETICS insulation are planned. Three electric vehicle charging stations are also planned on the property, providing future owners with a practical and environmentally sustainable solution for charging their vehicles. The location is ideal for those seeking a peaceful residential environment while remaining close to all amenities necessary for everyday life, and it is situated only 7 km from attractive Rovinj. The price includes VAT, which provides the possibility of deducting VAT when purchasing through a company.

Due to its location, features, high quality, garden, size and proximity to all necessary amenities, this property offers the future buyer a very interesting investment opportunity with the potential for long-term return, or, if used for personal purposes, a very comfortable family apartment in a peaceful location.

FOR ALL FURTHER INFORMATION, PLEASE CONTACT:
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## Summary

| | | | |
|---|---|---|---|
| LOCATION | Rovinj | PROPERTY ID | 2632 |
| PRICE | 239,000 € | TYPE | Flat |
| FLAT TYPE | One room | AREA | 58 m² |
| YEAR BUILT | 2025. | YEAR RENOVATED | - |
| ORIENTATION | - | NUMBER OF FLOORS | - |
| ROOMS | 2 | BEDROOMS | 1 |
| BATHROOMS | 1 | TOILETS | - |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| GARDEN AREA | 30 m² | PARKING SPACES | 1 |
| POOL | - | VIEW AT | - |
| ACCESS ROAD | - | JOINED ROOMS | - |

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| | | | |
|---|---|---|---|
| CEILING HEIGHT | - | ELEVATOR | - |
| HEATING | Air conditioning, Floor heating | JOINERY | Aluminum, Excellent, PVC |
| WALLS MATERIAL | - | WALLS CONDITION | Excellent |
| TILES | Excellent | PARQUET | - |
| FACADE | Excellent | ROOF | - |
| INTERNAL STAIRS | - | EXTERNAL STAIRS | - |
| OWNERSHIP TYPE | Orderly | CERTIFICATE OF OWNERSHIP | Yes |
| USAGE PERMIT | - | ENERGY CERTIFICATE | - |

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## Extra features

- Terrace
- Garden
- Yard

## Infrastructure

- Electricity
- Water

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