

# Apartment

## Rovinj, Istria



<b>Ref</b>	RE-U-33678
<b>Type</b>	Apartment
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Rovinj
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	500 m
<b>Floorspace</b>	159 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 790 000

New luxury apartment for sale in Rovinj!

We are proud to present 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 500 meters from beautiful, well-maintained beaches, crystal-clear sea, and a scenic promenade with a cycling path through nature and parks.

This project offers you the rare opportunity to own a property in a prestigious and luxurious location in the city of Rovinj. Surrounded by family homes and modern buildings, it is only a 3-minute drive from the city center. The location is perfect for those seeking an investment for developing luxury tourism or for those in search of a private haven of peace and privacy in the magical and irresistible Rovinj.

### **Apartment details:**

The apartments are spacious, each covering 159 m<sup>2</sup>, with dedicated parking spaces.

The layout of each apartment is designed to maximize functionality. Upon entering, you are welcomed by a foyer/hallway that separates the private areas of the apartment from the open-plan living and entertainment space.

The open-plan area includes space for a large kitchen, a comfortable dining area, and a spacious living room that leads through glass doors to a covered terrace with a jacuzzi. The private section consists of two bedrooms and two bathrooms.

An internal staircase leads to the second level, where you'll find a comfortable living room with access to a terrace offering stunning panoramic views. In this section, there is also a spacious bedroom and bathroom, as well as an additional room designed as a playroom.

### **Additional advantages and information:**

- The apartment is sold "turnkey," without furniture.
- The price includes underfloor heating throughout the entire apartment.
- Each room will be equipped with air conditioning.
- High-quality windows with electric shutters will be installed.
- The building is equipped with an elevator that connects all floors, including the basement.
- Only high-quality, proven materials are being used during construction.
- The completion of the project and the possibility of moving in are planned for before the summer season of 2025.

### **Location details:**

The apartments are situated in one of the most sought-after locations in the market, especially in the city of

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Rovinj. Everything you need for daily life is just a few steps away, with one of the key features of this location being the peace and privacy it offers, as well as proximity to the beaches and other amenities.

This is an ideal location for those looking to invest in luxury tourism with a guaranteed return on investment, as well as for those seeking a perfect spot for their private oasis of peace and luxury.

For any additional questions, further information, or to arrange a viewing of the apartments, the current construction phase, or the location, feel free to contact us.

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 m<sup>2</sup>:  
4969 €

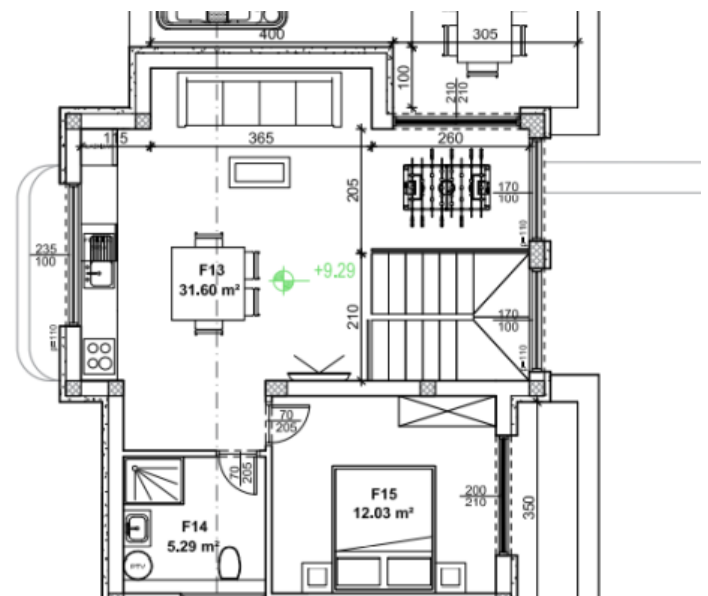
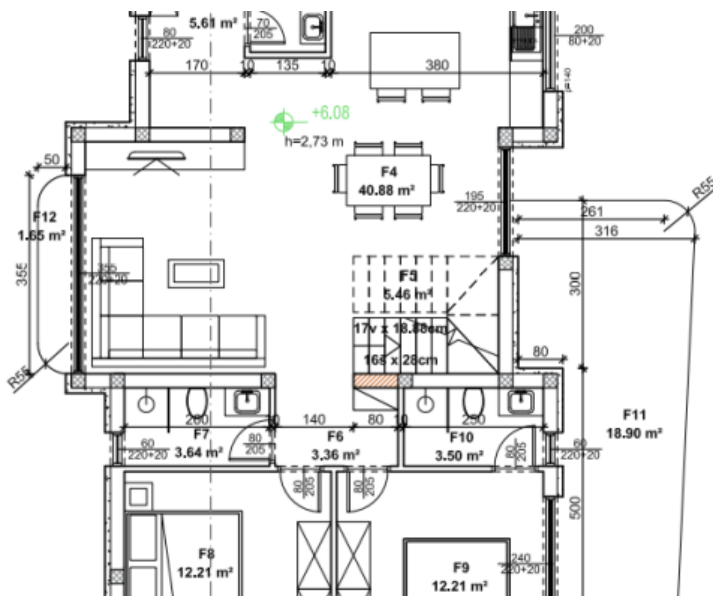
Average price/m<sup>2</sup> of this type  
in this region:  
5190 €

Median price/m<sup>2</sup> of this type  
in this region:  
5208 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4466 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4138 €

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