

New development

Rovinj, Istria



Ref	RE-AB-PP2
Type	New development
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	156 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 572 250

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Exceptional new luxury complex in Rovinj mere 200 meters from the beaches, with sea views! The higher quality of construction. Completion of construction is expected by January 2025.

A newly constructed, modern building with a parking area.

Features include:

- Hallways with porcelain tiles and individual access systems for each apartment.
- A building comprising 6 apartments.

Exterior Finishes:

- Basement walls are waterproofed with bituminous membranes and insulated with 5 cm XPS panels.
- Exterior walls are thermally insulated with EPS panels: 10 cm on most of the structure and 15 cm on certain sections.
- Part of the ground floor is clad in decorative stone.
- Rain gutters are made from painted galvanized metal.
- The roof is insulated with 15 cm XPS panels and waterproofed.
- Equipped with a Kone elevator.

Heating and Hot Water System:

- Each apartment has its own drinking water purifier.
- A floor heating system is installed throughout.
- Additional heating and cooling are provided by indoor fan coil units.
- Hot water is supplied through boilers, which are also connected to heat pumps.
- Heat pumps are manufactured by Daikin.

Doors and Windows:

- Exterior openings feature Schüco aluminum joinery.
- Interior doors within the apartments are made of wood.
- Entrance doors to the apartments are T-30 fire-resistant and burglar-proof.
- Velux roof windows are installed in the attic.

Three apartments are left for sale: B,C,E:

Apartment B on the ground floor has total netto area 156 sq.m. including: two bedrooms, bathroom, laundry, salon with kitchen, garage, storage, garden of 43 sq.m. Price is 572 250 eur + VAT.

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Apartment C on the 1st floor has total area of 108 sq.m. including: two bedrooms, two bathrooms, laundry, salon with terrace, garage, storage. Price is 510 300 eur + VAT.

Apartment E is a duplex on the upper floor with roof terrace, total area is 171 sq.m. including: two bedrooms, two bathrooms, dressing, laundry, salon with kitchen, two terraces, garage, storage. Total PROMO PRICE is 990 000 eur incl. of VAT.

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 m²:
3668 €

Average price/m² of this type
in this region:
3631 €

Median price/m² of this type
in this region:
3488 €

Average price/m² of this type
in Croatia:
4280 €

Median price/m² of this type
in Croatia:
4005 €

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Plan B

Opis: Plan B prikazuje raspored stana koji se sastoji od dvije spavaćice, kuhinje, dnevne sobe, kupaonice, hodnika i terase. Stan je opremljen s modernim namještajem i sanitarnim opremom. Ukupna površina stana iznosi 105,00 m².

Opis	Površina (m ²)
Spavaća soba 1	12,00
Spavaća soba 2	12,00
Kuhinja	8,00
Dnevna soba	18,00
Kupaonica	5,00
Hodnik	3,00
Terasa	10,00
UKUPNO	105,00

Cijena - 525 250 €

Plan C

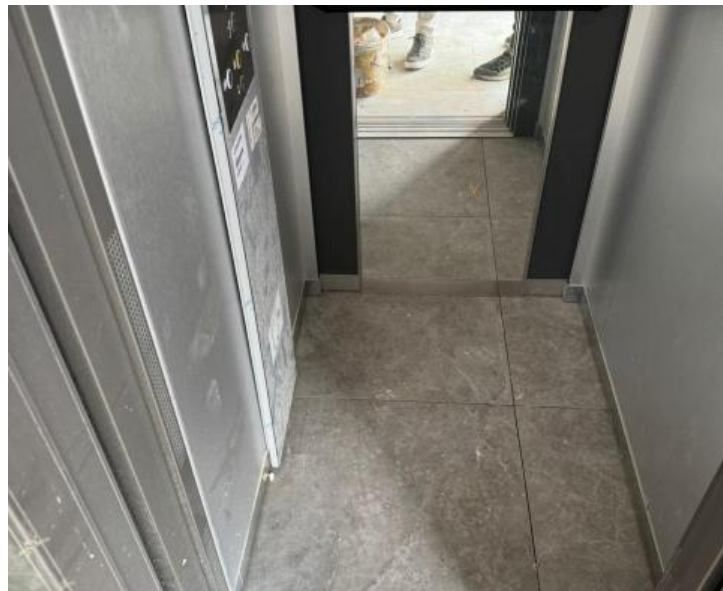
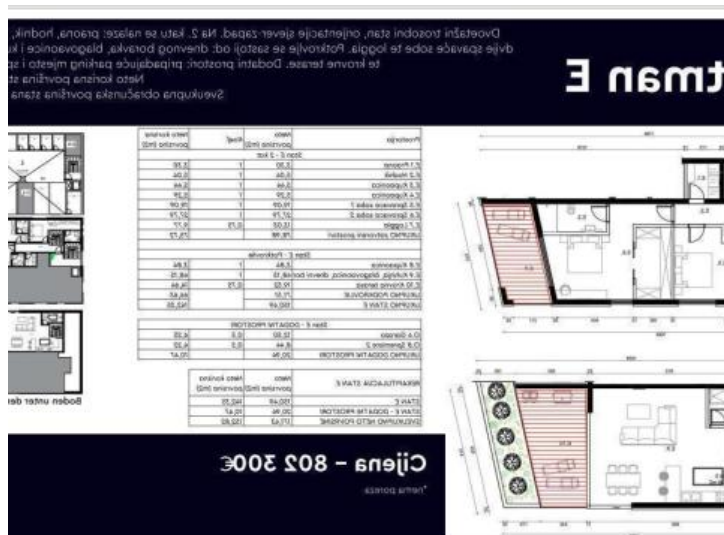
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UKUPNO	105,00

Cijena - 510 300 €

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