

# Apartment

## Rovinj, Istria



<b>Ref</b>	RE-U-34149
<b>Type</b>	Apartment
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Rovinj
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	800 m
<b>Floorspace</b>	153 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 830 000

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Unique opportunity in Rovinj!

Within walking distance of Rovinj's most beautiful beach, a new smaller residential building is currently under construction, offering the perfect opportunity to purchase a unique two-story apartment (Apartment F).

Spanning a net area of 153.62 m<sup>2</sup>, this apartment is situated partially on the second floor and partially in the attic.

The lower level features a spacious open-concept space that combines the kitchen, dining area, and living room. Additionally, there are two bedrooms on this floor—one with its own en-suite bathroom, while the second bathroom is conveniently located in the hallway. Both the living room and one of the bedrooms open onto a generous 14.24 m<sup>2</sup> balcony, offering beautiful sea views.

Internal stairs lead to the upper level, where a large entertainment room awaits—perfect for gaming and socializing. From here, you can access an 18 m<sup>2</sup> rooftop terrace, a rare feature that adds to the apartment's uniqueness. The lower floor also includes another bedroom, a bathroom, and a multipurpose room with an additional kitchen, which can easily be transformed into a bedroom, gym, or other space based on the future owner's needs.

The apartment comes with two designated parking spaces and a basement space that can be converted into a laundry room. Construction has just begun, with completion anticipated in early 2026. The apartment will be sold on a turnkey basis, excluding furniture. With all essential amenities nearby, this property is an ideal choice for family living.

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.

### **Property advantages:**

Roof terrace

Gym

Urbanized

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Price per m<sup>2</sup>:  
5.425 €

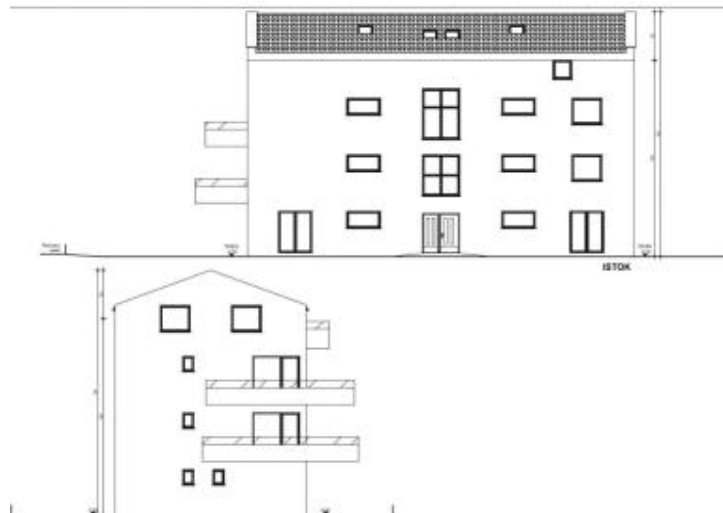
Average price/m<sup>2</sup> of this type  
in this region:  
5.890 €

Median price/m<sup>2</sup> of this type  
in this region:  
5.718 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.594 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.219 €

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