

Apartment

Rovinj, Istria



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|-------------------------|-----------------|
| Ref | RE-U-37920 |
| Type | Apartment |
| Region | Istria > Rovinj |
| Location | Rovinj |
| Front line | No |
| Sea view | Yes |
| Distance to sea | 500 m |
| Floorspace | 129 sqm |
| Plot size | 79 sqm |
| No. of bedrooms | 2 |
| No. of bathrooms | 3 |
| Price | € 870 000 |

Luxury Apartment Near Rovinj City Center - Modern Living by the Sea

Nestled in the **evening glow of Rovinj**, just **500 meters from stunning beaches**, this **modern and elegant residential building** features **four exclusive apartments**, offering a **high standard of living** in one of **Croatia's most beautiful coastal areas**.

Apartment 1 - Ground Floor Luxury

Spanning an impressive **129.03 m²**, this **spacious and stylish apartment** blends **comfort and luxury** seamlessly. It includes:

- A **modern kitchen** with a dining area
- A **large, open-plan living room**
- **Two elegant bedrooms**, each with a **private ensuite bathroom and walk-in closet**
- A **large covered terrace** for outdoor relaxation
- A **private yard (79.54 m²) plus an additional 110 m²** of exclusive-use outdoor space—ideal for family gatherings and sun-soaked days

Premium Features & Smart Home Technology

This **luxury residence in Rovinj** is built with **high-quality materials** and **state-of-the-art technology**, ensuring comfort year-round:

- **Schüco triple-glazed windows and sliding doors** for superior insulation and soundproofing
- **Mitsubishi Electric underfloor heating and cooling system**, Wi-Fi-controlled for climate optimization
- **Hella blinds** on all windows and sliding doors for enhanced privacy and security
- **Video surveillance, video intercom, and reinforced security doors** for maximum safety

Additional Amenities

- **Two underground garage spaces**
- **Private storage unit (11.44 m²)**
- **EV charging stations**
- **Elevator access**
- **Premium parquet flooring and high-end tiles**

This property is more than just a home—it's a **luxury investment in coastal living**, offering **unmatched comfort, privacy, and proximity to Rovinj's natural beauty and vibrant city life**.

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Completion Date: End of 2025

Contact us today for more details and to secure your place in this **exclusive development!**

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:

- Garage
- Storage
- Floor heating
- Urbanized
- Modern

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Price per m²:
6.744 €

Average price/m² of this type
in this region:
5.890 €

Median price/m² of this type
in this region:
5.718 €

Average price/m² of this type
in Croatia:
4.594 €

Median price/m² of this type
in Croatia:
4.219 €

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