

# Apartment

## Rovinj, Istria



<b>Ref</b>	RE-U-37925
<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>	210 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 1 575 000

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Become a happy owner of a modern and elegant ground floor apartment in Rovinj, just 500 meters from the stunning beaches along the Adriatic coast.

It is located in a residential building with just four exclusive apartments for sale in the golden evening light of Rovinj, Croatia.

This prime location in Istria offers a high standard of living in one of Croatia's most beautiful seaside towns, perfect for families or investors seeking luxury apartments for sale in Rovinj with easy access to its romantic streets and crystal-clear waters.

Apartment 3 on the first floor spans an impressive 210 square meters, blending comfort and luxury in a spacious layout that's made for relaxed coastal days. It includes a sleek kitchen flowing into a sunny dining area, a grand living room for gatherings, and three beautiful bedrooms—each with its own private bathroom and built-in wardrobe for added convenience and style. Unwind on the large covered terrace with sea breezes, or head down to your exclusive 110 square meter courtyard for family barbecues, kids' playtime, or lazy afternoons soaking up the Istrian sun.

Key perks include two garage spots in the building's basement, a smooth elevator for easy access, and a quiet, upscale street that's just 400 meters from Rovinj's lively center, 600 meters from the marina for boat trips, and 800 meters from the beach for quick swims. The building shines with top materials and smart tech for year-round ease: Schuco windows and sliding doors with triple glazing for excellent insulation and noise control, underfloor heating powered by efficient Mitsubishi Electric heat pumps that also cool in summer—all controlled via Wi-Fi app for perfect temps at your fingertips. Hella blinds on every window add privacy and shade, while video surveillance, video intercom, and anti-burglary doors keep things secure.

Extra touches make this even better: your two basement garage spots come with a 13 square meter storage room, plus EV charging stations, high-quality parquet floors, and premium tiles throughout. It's more than a home—it's a smart investment in upscale Adriatic living, steps from Rovinj's cafes, markets, and nature trails that draw visitors year-round.

The project wraps up by the end of 2025, so you can plan ahead for your dream setup. Full 1/1 ownership with no liens and complete paperwork keeps the process simple. Reach out today for more details or to arrange a viewing—we're here to help you find your perfect luxury retreat in Rovinj.

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:**

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Garage  
Storage  
Floor heating  
Lift  
Urbanized  
Modern

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Price per m<sup>2</sup>:  
7.500 €

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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