

# Apartment

## Rovinj, Istria



<b>Ref</b>	RE-U-37922
<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>	125 sqm
<b>Plot size</b>	79 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 850 000

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As the sun dipped low over the jagged silhouette of Rovinj's ancient rooftops, casting a golden haze upon the whispering waves of the Adriatic, there stands a modern edifice of quiet elegance, scarce 500 meters from those idyllic beaches where the sea meets the Istrian shore in eternal embrace.

This is no ordinary dwelling, but a bastion of refined living, comprising four exclusive apartments, each a sanctuary for those discerning souls who seek the pinnacle of comfort in one of Croatia's most enchanting coastal realms—a veritable jewel in the crown of the Mediterranean's hidden treasures.

Apartment 2, ensconced upon the ground floor like a secret chamber in some grand manor, unfolded across an impressive 125.50 square meters, a harmonious fusion of opulent ease and subtle grandeur.

Here, the visitor—nay, the fortunate resident—would find a kitchen adjoined to a dining alcove, where the clink of crystal might mingle with the murmur of waves; a vast living parlor, expansive as the horizon itself; and two exquisite sleeping chambers, each graced with its private bath and wardrobe, retreats for repose amid the day's gentle labors. Yet it was the great covered terrace that beckoned most insistently, a veranda of shadowed repose, and beyond it, a private courtyard of 176.23 square meters, augmented by an additional 110 square meters in perpetual tenure—a verdant domain for familial conclaves or solitary musings beneath the relentless Istrian sun, where laughter might echo like distant thunder over the tide.

The edifice itself, sir, was a testament to the builder's artifice, wrought with materials of unyielding excellence and contrivances of the modern age, ensuring solace through the caprices of season: Schuco casements and gliding portals, glazed in triple layers, warding off the chill of winter gales and the clamor of the world beyond; underfloor warmth, propelled by Mitsubishi Electric heat pumps that could summon cool zephyrs at will, all governed by the invisible hand of Wi-Fi from afar; Hella blinds upon every pane and portal, veiling the light with discretion and fortifying the peace within; and vigilant sentinels—video sentries, intercom wards, and doors impervious to the intruder's shadow—standing guard like faithful hounds at the threshold.

To these virtues, the apartment appended two berths in the subterranean garage, a repository of 11.44 square meters for the hoarding of secrets or sundries, whilst the edifice proffered further boons: chargers for the electric steed, a rising lift to convey one aloft without toil, and floors of parquet and tile, polished to the gleam of polished oak in some English squire's hall.

This was no mere habitation, my dear reader, but an investment in the sublime coastal existence, granting effortless ingress to Rovinj's myriad enchantments—its labyrinthine lanes, its azure bays, its wild and whispering groves—a portal to nature's own salon. The labors of completion, like the unraveling of some intricate plot, draw to their close by the waning days of 2025.

Should this intrigue stir your deductive faculties, inquire forthwith for particulars or an audience with the premises—we stand ready, as ever, to illuminate the path to your Adriatic dominion.

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

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expenses. Agency/brokerage agreement is signed prior to visiting properties.

### **Property advantages:**

Garage  
Lift  
Modern

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Price per m<sup>2</sup>:  
6.800 €

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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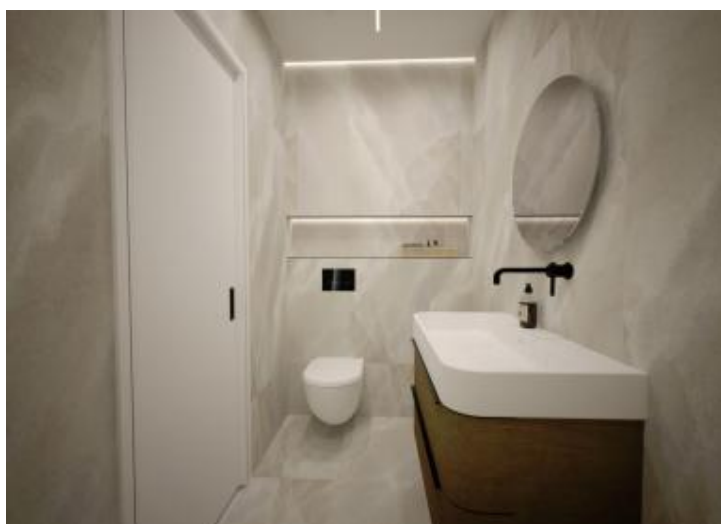
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