

New development

Rovinj, Istria



Ref	RE-AB-ZO2
Type	New development
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	88 sqm
Plot size	102 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 877 200

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Unique Luxury Residence in Rovinj with Underground Garage and Old Town and Sea Views offers apartments for sale!

This modern residential building consists of four exclusive apartments, each designed with exceptional attention to detail and created for buyers seeking high-quality real estate in Croatia. The building includes outdoor parking, garage spaces and a lift, making it an outstanding choice for those looking for a premium property in Croatia to buy in a well-planned, comfortable and future-ready development.

All apartments are spacious and carefully designed to maximize light, functionality and luxury. The layout includes an entrance hall, an open-plan kitchen, dining area and living room with direct access to the terraces, a guest WC, a storage room and either two or three bedrooms, each with a walk-in wardrobe and its own private bathroom. This design makes the apartments ideal for modern living, long-term comfort or investment purposes for buyers comparing high-end real estate in Croatia to buy.

The planned completion of construction is by the end of 2026. The structural system is top-quality reinforced concrete, including strip foundations, foundation slabs, basement walls, intermediate floors, roof structure and all load-bearing beams and columns. The main walls are made of thermally efficient hollow brick blocks, while the lift shaft is constructed from reinforced concrete for superior stability. Exterior walls are insulated with EPS panels of 10 to 15 cm, the basement walls are waterproofed and insulated with XPS panels, and part of the ground floor is finished with decorative stone. The roof is insulated with XPS panels and waterproofing layers, topped with Mediterranean tiles.

Interior finishes include machine-applied plaster on the walls, ceramic tiles in bathrooms, and a combination of ceramic and parquet flooring in the apartments. Terraces feature ceramic tiles, while the staircase is lined with natural stone. Exterior openings are made of Schüco aluminum joinery, interior doors are wooden, and the apartment entrance doors are T-30 fire-resistant and security-rated. Velux roof windows are installed in the attic units.

Each apartment has its own potable water depurator and is equipped with underfloor heating for optimal comfort. Additional heating and cooling is provided by internal fan-coil units, with hot water prepared in boilers connected to Mitsubishi heat pumps located in the building's technical room. This ensures energy efficiency, stability and comfort throughout the year — a major advantage for buyers seeking well-built property in Croatia to buy with long-term value.

Fire protection is reinforced with internal and external hydrant systems and natural stairwell ventilation. The building is equipped with a high-quality Kone elevator, ensuring accessibility and comfort for all residents.

This development is an excellent opportunity for anyone searching for modern, energy-efficient, high-quality real estate in Croatia to buy in a desirable coastal region. The combination of premium construction, thoughtful interior design and long-term durability makes it a standout investment and an exceptional place to live.

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Here is the updated price list for the available apartments in this luxury residence in Rovinj, one of the most sought-after destinations for high-end real estate in Croatia. Each apartment offers exceptional design, premium materials and a rare opportunity for anyone looking for exclusive property in Croatia to buy in a top coastal location.

Apartment 1 on the ground floor offers 88.84 m² of interior space, salon with kitchen, two bedrooms, two bathrooms, guest wc, storage, a beautifully arranged garden of 101.60 m², a garage of 17.34 m² and an engine room of 4.50 m². The price is 877,200 €.

Apartment 2 on the ground floor has 85.79 m² of living space, salon with kitchen, two bedrooms, two bathrooms, guest wc, storage, an impressive garden of 163.61 m², a garage of 15.59 m² and an engine room of 4.50 m². The price is 909,590 €.

Apartment 3 on the first floor provides 192.03 m² of living area, offering salon with kitchen, magnificent terrace, three bedrooms, three bathrooms, guest wc, laundry-storage, two garage spaces of 14.78 m² and 15.38 m², plus an engine room of 7.11 m². The price is 1,648,050 €.

Apartment 4, the penthouse, features 190.67 m² on the second floor, salon with kitchen, magnificent terrace, three bedrooms, three bathrooms, guest wc, laundry-storage an additional attic space of 106.94 m² with jacuzzi on a large terrace, bedroom, bathroom, guest wc, storage and spacious salon with kitchen (guest unit), two garages measuring 17.04 m² and 17.33 m², and an engine room of 8.32 m². The price is 2,511,950 €.

This collection of residences represents a rare chance to secure luxury real estate in Croatia to buy, especially in Rovinj where demand consistently exceeds supply. Each unit combines generous space, modern architecture and the kind of coastal lifestyle that makes this part of Istria one of the most desirable property markets in the region.

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
- Spa
- Floor heating
- Lift
- Garden
- Urbanized

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Modern

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Price per m²:
9.968 €

Average price/m² of this type
in this region:
5.353 €

Median price/m² of this type
in this region:
6.000 €

Average price/m² of this type
in Croatia:
4.587 €

Median price/m² of this type
in Croatia:
4.261 €

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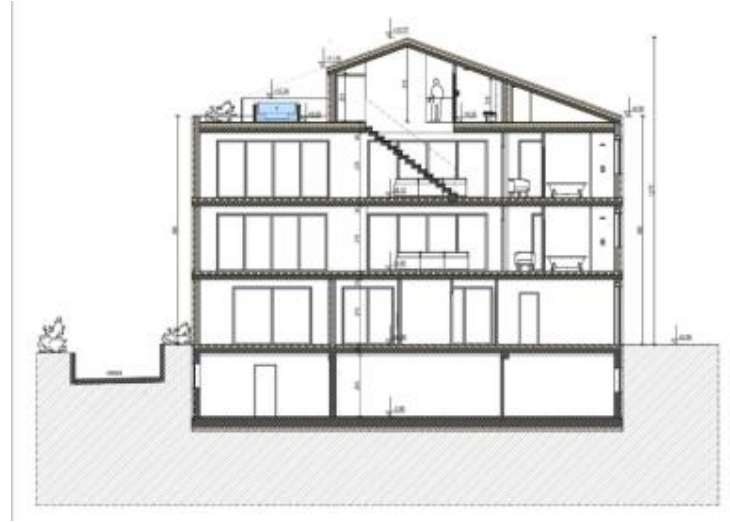
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