

Rovinj-Luksuzni stan prizemlje 400m od mora!, Rovinj, Flat



Seller Info

Name:	Agencija Bagi Immobilien
First Name:	Agencija
Last Name:	Bagi Immobilien
Company Name:	Bagi Immobilien d.o.o.
Service Type:	Selling and renting
Website:	https://bagi-immobilien.hr/
Country:	Croatia
Region:	Istarska županija
City:	Fažana
City area:	Fažana
Address:	Istarska 10
Mobile:	099 844 0297, 098 9655 281
About us:	BAGI IMMOBILIEN d.o.o. is a licensed real estate agency with many years of experience in the market and with its professional team that is ready to invest all their efforts to make it easier for you to get to your dream property.

Listing details

Common

Title:	Rovinj-Luksuzni stan prizemlje 400m od mora!
Property for:	Sale
Property area:	121 m ²
Number of Floors:	2
Bedrooms:	3
Bathrooms:	2
Price:	768,000.00 €
Updated:	Aug 21, 2024

Condition

Newbuild:	yes
Built:	2023

Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Rovinj

City area: Rovinj
ZIP code: 52210

Permits

Building permit: yes
Ownership certificate: yes



Additional information

Elevator: yes
Energy efficiency: A+

Parking

Garage: yes
Number of parking spaces: 2

Description

Description:

We are selling a luxury apartment under construction located in one of the most desirable locations, very close to the center of Rovinj, the most picturesque town on the Croatian Adriatic coast. The beauties of Rovinj often leave a deep mark, so the connection with it extends for generations. Rovinj is located on the western side of the Istrian peninsula, and extends north of the Lim channel and south to Bal. It is adorned by an extremely indented archipelago with as many as 14 islets and 6 rocks. Whoever visits the city of Rovinj once, hardly forgets it and most often returns to it again, that's why it is considered the strongest tourist center of Istria. The spacious apartment is designed in every detail and built with high-quality materials. It consists of an entrance hall, an open kitchen, a dining room and a living room open to the terraces, a guest toilet, a storage room and 2 bedrooms with wardrobes and private bathrooms. The total area of the apartment is 121.83 m². The apartment comes with a garage (13 m²) and outdoor parking spaces, and the building is equipped with an elevator. Additional information : - The buyer does not pay the 3% real estate transaction tax, the legal entity is an investor. - The sea is only 400 meters away, the same as the center of Rovinj. - Superior design of apartments and buildings Technical specifications of the building and apartments: Supporting structure: • the foundations are reinforced concrete strips • the base plate is reinforced concrete • the basement walls are reinforced concrete • mezzanine structures are reinforced concrete • the roof structure is reinforced concrete • bearing walls are hollow thermal brick blocks 25-30 cm thick • partition walls are hollow brick blocks 10-20 cm thick • supporting columns and beams are reinforced concrete • the elevator walls are 25 cm thick reinforced concrete Outer coverings: • buried basement walls

waterproofed with tar films, thermally insulated with XPS panels 5 cm • external walls of the building thermally insulated with EPS panels 10 cm (larger part) and 15 cm (smaller part) • part of the ground floor is covered with decorative stone • rain sheeting is installed - galvanized painted sheet metal • thermal insulation of 15 cm XPS panels and waterproofing is installed in the roof • the covering of the building is Mediterranean tiles Inner linings: • the walls are plastered with machine plaster • bathroom walls are covered with ceramic tiles Floors: • the basement floor is smoothed concrete • the floors of the apartments are ceramic coverings and parquet • the terrace floors are ceramic coverings • the staircase is covered with stone Doors and windows: • external openings are Schüco aluminum locks • the interior doors in the apartments are wooden • entrance doors for apartments are non-combustible T-30 (fire-resistant and anti-burglary) • Velux skylights are installed in the attic Heating system and hot water preparation: • each apartment has its own drinking water depurator • a floor heating system is installed • apartments are additionally heated and cooled with fan coil indoor units • hot water is prepared in boilers located in the engine room, boilers are also connected to heat pumps • Mitsubishi heat pumps • SMART HOME heating and cooling management system from a smartphone Other: • fire protection is ensured by an internal and external hydrant network, and natural ventilation of the staircase Elevator: • elevator of the company "Kone" For all information, call +385 91 1509 059 (Viber / WhatsApp) or by email: aida.kudic@bagi-immobilien.hr ID CODE: 2249

Additional contact info

Reference Number: 430231
Agency ref id: 2249