

Rovinj-luksuzni stan sa vrtom 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
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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 sa vrtom 400m od mora!
Property for: Sale
Property area: 149 m²
Number of Floors: 2
Bedrooms: 3
Bathrooms: 2
Garden area: 126 m²
Price: 918,000.00 €
Updated: Oct 30, 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+



Heating

Central heating: yes

Parking

Number of parking spaces: 2

Description

Description: This luxury apartment under construction will be located in one of the most desirable locations, very close to the center of Rovinj, the most picturesque city 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, 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 and is located on the ground floor. 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 area of the apartment is 148.73 m². The apartment also includes: garden (126 m²), storage room (14 m²) and two parking spaces (25 m²). Additional information : - The buyer does not pay the 3% real estate transaction tax, the investor is a legal entity. - 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: 2260

Additional contact info

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