

## ISTRA, ROVINJ - Luksuzni penthouse u novogradnji s pogledom na more, Rovinj, Flat



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, ROVINJ - Luksuzni penthouse u novogradnji s pogledom na more
Property for:	Sale
Property area:	198 m <sup>2</sup>
Floor:	2
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Balcony area:	18.78 m <sup>2</sup>
Terrace area:	33.84 m <sup>2</sup>
Price:	1,270,000.00 €
Updated:	Oct 22, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Rovinj
City area:	Rovinj
ZIP code:	52210

### Permits

Ownership certificate:	yes
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### Additional information

Elevator:	yes
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### Heating

Central heating:	yes
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## Parking

Garage:	yes
Number of parking spaces:	3

## Description

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ISTRIA, ROVINJ - Luxury penthouse in a new building overlooking the sea. Rovinj is a romantic Mediterranean, a destination for all those who crave the sentimental atmosphere of time that has passed irrevocably. Rovinj began its romantic life on an island whose cramped space conditioned the construction of compact houses, narrow streets and small squares that are still untouched by modern urbanism. Growing up in its rich fishing tradition, Rovinj has become recognizable for its unique batana boat, bitinada songs but also for spacio, a local version of a tavern or wine cellar where Rovinj people once kept, tasted and resold wine. Today in Rovinj and its surroundings there are the best Istrian restaurants and many interesting tourist attractions. The development of Rovinj is certainly due to the many beautiful beaches and proximity to the sea. In this beautiful place and only a few minutes easy walk to the sea and the old town is selling a luxury duplex penthouse overlooking the sea in a great location. The apartment is located on the second floor of a building with only three residential units and has a total area of 227.28 m<sup>2</sup>. The first floor consists of an entrance hall, two bedrooms with wardrobe and private bathrooms, guest toilet, pantry, open kitchen, dining room and living room with access to a covered terrace with a beautiful view of the sea and Rovinj. The total area of the first floor is 155.13 m<sup>2</sup>. The second floor of the apartment is the attic and has a total area of 72.15 m<sup>2</sup>. It consists of an entrance hall, bathroom, room that can be a sauna or pantry, bedroom with wardrobe and a spacious terrace with a beautiful view of the sea and Rovinj. The apartment has two outdoor parking spaces. The beginning of works is the 4th month of 2022. The deadline for completion of works is the end of 2023. The spacious apartments are designed in every detail and are built with high quality materials, and the building is also equipped with an elevator. Technical specifications

Load-bearing structure:

- foundations are reinforced concrete strips
- foundation slab is reinforced concrete
- basement walls are reinforced concrete
- mezzanine structures are reinforced concrete
- roof structure is reinforced concrete
- load-bearing walls are hollow brick thermal blocks 25-30 cm thick
- partition walls are hollow 10-20 cm thick
- load-bearing columns and beams are reinforced concrete
- elevator walls are reinforced concrete 25 cm thick

Exterior cladding:

- buried basement walls waterproofed with tar foil, thermally insulated with XPS panels 5 cm
- exterior walls of the building thermally insulated EPS panels 10 cm (most) and 15 cm (smaller part)
- part of the ground floor is covered with decorative stone
- rain sheet metal is installed - galvanized painted sheet metal
- the roof has thermal insulation 15 cm XPS board and waterproofing
- building roof is Mediterranean tile

Interior cladding:

- walls are plastered with machine plaster
- bathroom walls are covered with ceramic tiles

Floors:

- basement je smoothed concrete
- apartment floors are ceramic tiles and parquet
- terrace floors are ceramic tiles

staircase is lined with stone Doors and windows: • external openings are Schüco aluminum locks • internal doors in the apartments are wooden • entrance doors for apartments are non-combustible T-30 (fireproof and burglar-proof) • Velux roof windows are installed in the attic. Heating system and hot water preparation: • each apartment has its own drinking water depurator • underfloor heating system is installed • apartments are additionally heated and cooled with indoor fan coil units • hot water is prepared in boilers located in the engine room, boilers are also connected to heat pumps • heat pumps from Mitsubishi Other: • fire protection is provided by internal and external hydrant network, and natural ventilation of the staircase , 56 m2 This apartment is a great opportunity for family life, a luxury vacation from the stress of city living that in the Mediterranean climate or as a financial investment for rent. Dear clients, agency commission is charged in accordance with the General Terms and Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 13450

### Additional contact info

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