

Rovinj-Luksuzni stan-2garaže-lift-400m od mora-pogled, 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-2garaže-lift-400m od mora-pogled
Property for:	Sale
Property area:	142 m ²
Floor:	1
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Terrace area:	56 m ²
Price:	1,065,000.00 €
Updated:	Oct 25, 2024

Condition

Newbuild:	yes
Built:	2024

Location

Country:	Croatia
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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

Garage: yes
Number of parking spaces: 2

Description

Description: We are selling a luxury apartment under construction with a panoramic view of the sea and the old town of Rovinj gross area 173.31m² - net 142.01m² two garages, house, elevator - 400m from the sea and the city. Building with 6 six apartments - Underground floor, ground floor and two floors. There are 2 apartments on each floor. The apartment is located on the first floor, it consists of: Hallway+wardrobe 7.37m² Bathroom 4.46m² Bedroom 17.13m² Bedroom 16.22m² Living room with kitchen -dining room 48.23m² Toilet 3.86m² Storage room 2.40m² Bedroom 13.77m² Bathroom 4.05m² The covered part of the terrace is 42.52 m² The uncovered part of the terrace is 13.57 m² garages per square meter - gross 30.50 m² this luxury apartment is located in one of the most desirable locations, 400m from the sea, 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 city, which has been declared the number 1 tourist destination in Croatia for years The spacious luxury apartment is designed in every detail and built with

high-quality materials. - 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 brick thermal blocks 25-30 cm thick
- dividing walls Knauf system, excellent thermal and sound insulation
- 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 10 cm
- rain sheeting is installed - galvanized painted sheet metal
- thermal insulation and waterproofing are installed in the roof

Inner linings:

- the walls are plastered with machine plaster
- bathroom walls are covered with ceramic tiles high quality, larger dimensions

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 aluminum locks
- the interior doors in the apartments are wooden T-30 (fireproof and anti-burglary)

Heating system and hot water preparation:

- a floor heating system is installed
- apartments are additionally heated and cooled with fan coil indoor units
- hot water is prepared in boilers
- 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
- The orientation of the building is southwest-northeast
- Video surveillance and video intercom in every apartment.

Reserve your property! If you find this property through an online classifieds at a lower price than ours, the same applies to Bagi international.hr For all information, call +385 91 1509 059 (Viber / WhatsApp) or by email: aida.kudic@bagi-immobilien.hr ID CODE: 3828

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