

## Rovinj-Luksuzni stan-bazen-okućnica-2garaže-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-bazen-okućnica-2garaže-400m od mora  
Property for: Sale  
Property area: 131 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 2  
Garden area: 250 m<sup>2</sup>  
Terrace area: 28 m<sup>2</sup>  
Price: 984,000.00 €  
Updated: Oct 24, 2024

#### Condition

Newbuild: yes  
Built: 2024

#### 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

Garage: yes  
Number of parking spaces: 2

## Description

Description: We are selling a luxury apartment under construction with a gross area of 148.52m<sup>2</sup> - net 131.18m<sup>2</sup> 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 ground floor, it consists of: Hallway+wardrobe 7.37m<sup>2</sup> Bathroom 4.46m<sup>2</sup> Bedroom 17.13m<sup>2</sup> Bedroom 16.22m<sup>2</sup> Living room with kitchen -dining room 48.23m<sup>2</sup> Toilet 3.86m<sup>2</sup> Storage room 2.40m<sup>2</sup> Bedroom 13.77m<sup>2</sup> Bathroom 4.05m<sup>2</sup> The covered part of the terrace is 25.96 m<sup>2</sup> The uncovered part of the terrace is 3.39 m<sup>2</sup> Swimming pool 32.00m<sup>2</sup> Yard 250.00m<sup>2</sup> garages per square meter - gross 30.50 m<sup>2</sup> 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 thermal brick 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: 3827

## Additional contact info

Reference Number: 583563  
Agency ref id: 3827  
Contact phone: 0911509059