

## ROVINJ, luksuzni stan 3S+DB s vrtom, 150m do plaže, prodaja (Stan B), Rovinj, Flat



### Seller Info

Name: Smart Invest Immobilien  
E-mail: [info@smart-invest.hr](mailto:info@smart-invest.hr)  
First Name: Smart  
Last Name: Invest Immobilien  
Company Name: Smart Invest Immobilien  
Service Type: Selling and renting  
Website: <http://www.smart-invest.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
ZIP code: 51410  
Address: Ive Kirigina 1  
Mobile: 099/320-0008  
About us: Founded and owned by luxury real estate broker Milan Mandić, Smart Invest Properties is a top-producing luxury real estate agency in Europe - Croatia – Riviera of Opatija offering clients white-glove treatment, innovative marketing strategies, integrity and overall professionalism.

Smart Invest Properties is led by Milan Mandić who offers his unwavering work ethic, extensive background in the real estate finance and development industries and proven track record of delivering excellent service to his clients. Milan is sought-after by powerful professionals and influential individuals from all over the world for his extensive, unparalleled expertise in the Croatia –

Riviera of Opatija and Istria real estate market.

Smart Invest Properties serves clients throughout Riviera of Opatija, town Rijeka, Istria and Island Krk prime residential areas including Opatija, Lovran, Volosko, Rijeka, Istria, Island Krk and is working on some other parts of Croatia like main town Zagreb and Dalmatia together with their partners agency.

In addition to serving the Riviera of Opatija real estate market, Smart Invest Properties strongly believes that giving back to the community is extremely important.

Smart Invest Properties – Real estate agency participate in many local and international Real estate Fairs ( Rexpo show – Zagreb - Croatia, International Moscow Property Show - Russia, International Property Show – London – UK, LPS Shangai Luxury Property Show - China, Munchen Property Show - Germany, MIPIM World property market Show Cannes, etc.)

Reg No.: 110/2010

## Listing details

### Common

Title:	ROVINJ, luksuzni stan 3S+DB s vrtom, 150m do plaže, prodaja (Stan B)
Property for:	Sale
Property area:	122 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	2
Garden area:	291.75 m <sup>2</sup>

Terrace area: 18.22 m<sup>2</sup>  
Price: 620,150.00 €  
Updated: Jun 07, 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: In preparation

## Parking

Garage: yes

## Description

Description: ISTRIA - ROVINJ, For sale is a top-quality apartment of 112.54 m<sup>2</sup>, 3 bedrooms + living room, with a garden of 81.65 m<sup>2</sup> and 2 garage parking spaces, in the immediate vicinity of the sea and the beach! A modern, high-quality new building with 6 apartments is being built on an exceptional location in a quiet street, and at the same time only 150 meters away from the nearest beach and a fifteen-minute walk to the center of Rovinj. Construction is lead by a reliable developer known for the high quality of the works and the top quality materials used in the construction. Planned completion of works in December 2023. In addition to the quiet location and modern design, this new building is characterized by top quality materials and attention to quality and practicality of using the living space. The south-west orientation provides a lot of daylight in the living space, making the apartments comfortable for a year-round stay. APARTMENT B - with a total area of 112.54 m<sup>2</sup>, is situated on the ground floor and has a garden of 81.65 m<sup>2</sup> and 2

parking spaces in the garage. It consists of a living room with kitchen and dining room, 3 bedrooms, 2 bathrooms, storage room, and a terrace of 18.22 m<sup>2</sup>. The apartment also has a garden of 81.65 m<sup>2</sup>, 2 parking spaces in the underground garage and a separate storage room of 6.38 m<sup>2</sup>. EQUIPMENT • thermal insulation of the facade - stone wool 10 cm • city gas underfloor heating + air conditioning • floors – high-quality ceramics, parquet in the bedrooms • aluminum carpentry with electric blinds and mosquito nets • glass balcony railings • anti-burglary entrance door • video intercom • 2 garage parking spaces • elevator from the garage to the first floor PRICE The stated price refers to a completely finished turnkey apartment, without furniture. The price includes 25% VAT, the buyer doesn't pay the real estate transfer tax. In case of buying on a legal entity registered in Croatia it is possible to refund full VAT after the purchase. For additional information and viewing appointment call: +385/99/320-0008 ID CODE: 13608

### Additional contact info

Reference Number: 614828  
Agency ref id: 13608