

## Moderna novogradnja u Rovinju!, Rovinj, Flat



### Seller Info

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About us: Tvrtka REAL nekretnine d.o.o.,

ovlaštena agencija za posredovanje u prometu nekretninama sa sjedištem u Rijeci, Verdieva 5, i uredima u Šibeniku, Fra Jerolima Milete 13 i Puli, Istarska 18 s timom provjerenih agenata posrednika, nastojat će prvenstveno zadovoljiti Vaše interese.

Do realizacije i ostvarenja željenog, dovest ćemo Vas bez stresa, nervoze, uz maksimalnu sigurnost, a ukoliko nam ukažete povjerenje radi kupnje ili prodaje, eventualno najma te zakupa, potrudit ćemo se zaslužiti Vašu preporuku kao najbolju reklamu.

Rad, predanost, upornost, profesionalnost i poznavanje

tržišta, argumenti su kojima raspoložemo.  
Danas je vrijeme novac, nastojat ćemo ga uštedjeti za Vas.

Plaćanje posredničke naknade-sa smiješkom na licu. Sve naprijed navedeno uz kvalificiranu pravnu pomoć i savjete.

Dobar odabir! Kroz naše web stranice nastojimo se približiti svim klijentima korisnicima naših usluga, i onima koji će to tek postati.

Zadovoljan klijent je naša obveza.

Reg No.: 1221

## Listing details

### Common

Title:	Moderna novogradnja u Rovinju!
Property for:	Sale
Property area:	112 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	2
Price:	387,470.00 €
Updated:	Jun 28, 2024

### Condition

Built:	2023
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### Location

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

### Permits

Building permit:	yes
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## Additional information

Energy efficiency: A+

## Parking

Number of parking spaces: 2

## Description

Description:

Modern new building in Gripole, Building B1, apartment A, Rovinj The Gripole project is a new residential project in Rovinj, where 4 buildings will be built, each with 5 apartments, with parking and garage parking spaces. The attractive location of these future apartments is in a quieter part of Rovinj, i.e. Gripole, and the old town center is only 2.5 km away.  $\triangle$  Description of the apartment  $\triangle$  Two-story, three-room apartment, south-west orientation. The ground floor consists of: entrance area, toilet, storage room, kitchen and dining room and living room with internal staircase. On the first floor there are: 2 bedrooms, a dressing room and a bathroom. The outdoor space consists of covered terraces, a terrace with a pergola, a garden on the ground floor and loggias on the upper floor. Additional spaces: belonging to 2 parking spaces (in the garage and outdoors). The net usable area of the apartment is 87.23 m<sup>2</sup>. The total calculation area of the apartment is 112.31 m<sup>2</sup>. Construction and furnishing of the building according to a high quality standard with the aim of the best energy efficiency of each apartment. Installation of contact facade or ETICS ( $U=0.28$  W/m<sup>2</sup>K) which is a compact multi-layer insulation solution designed to improve the energy efficiency of new buildings. Heating is provided via a heat pump, i.e. underfloor heating throughout the entire apartment. The apartment is cooled by two or one air conditioner (choice). As for floor coverings, there are several options for choosing ceramics for terraces and bathrooms, and quality parquet is provided in other rooms. Horticultural landscaping will be completed with grass, evergreen shrubs and Mediterranean plants, and the building will be surrounded by built-in lighting for an ambient impression. A photovoltaic power plant will be installed for the common consumption of electricity in order for the building to save common costs. ID CODE: IST-0482

## Additional contact info

Reference Number: 616342

Agency ref id: IST-0482

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