

## ISTRA, ROVINJ - 3SS+DB apartman nadomak plaža i centra grada, Rovinj.

### Flat



#### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
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 - 3SS+DB apartman nadomak plaža i centra grada
Property for:	Sale
Property area:	111 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	2
Garden area:	159 m <sup>2</sup>
Price:	690,000.00 €
Updated:	Nov 12, 2024

### Condition

Newbuild:	yes
Built:	2022

### 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
Freight elevator:	yes
Energy efficiency:	A+



### Heating

Central heating:	yes
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### Parking

Garage: yes

## Description

Description:

ISTRIA, ROVINJ - 3BR+DB luxurious apartment located in a quality new building, close to the beaches and the city center. This high-quality and luxurious apartment is located in one of the biggest pearls of the Croatian Adriatic, in the unmissable town of Rovinj. The apartment is located in a quality new building built in 2021 with an underground garage and an elevator. The apartment is thus located only 200 m from the well-known beaches and only 1500 m from the center of Rovinj. In the same location of the apartment, you can find everything you need for everyday life, which makes this luxurious apartment, apart from a rare opportunity for investment, also an ideal opportunity for a private oasis of peace in one of the most luxurious locations on the Croatian coast.

**DESCRIPTION OF THE APARTMENT:** It is an apartment consisting of a total of 111.23 m<sup>2</sup>. At the entrance to the apartment, there is a vestibule with storage for jackets and shoes, the vestibule then leads us to the living area of the apartment. This part is designed as an "open space" area, where there is a modern and high-quality Italian kitchen with an island equipped with modern and high-quality BOSCH technology. Next to the kitchen, there is a dining room and a smaller living room, from which there is access to a comfortable covered terrace with a barbecue, seating and access to a landscaped Mediterranean garden. In the private part of the apartment, which is separated by a corridor, there is a master bedroom with its own bathroom, as well as two additional bedrooms and one additional bathroom. The apartment also has a technical room, which is actually used as a utility room with a washing machine and dryer, as well as a storage room for all the technical equipment of the apartment. The already mentioned garden is completely fenced and decorated in a modern Mediterranean style, and its plants and greenery are cared for by an automatic irrigation system. In addition to the beautifully landscaped garden, there is also the first of three total parking spaces on the grounds. In addition to everything mentioned, we must point out that the apartment additionally consists of a storage room in the basement part of the building, as well as two parking spaces in the building's garage.

**ADDITIONAL INFORMATION:** \* The apartment is for sale fully equipped with top-quality Italian custom-made furniture. \* The apartment is equipped with air conditioners in every room, as well as underfloor heating in all rooms of the apartment. \* Additional technical equipment of the apartment is represented by: central vacuum cleaner, water softener and filter and heat pump. \* High-quality facade insulation of 10 cm was installed on the outside, as well as an additional 5 cm on the inside of the walls. In addition, high-quality sound insulation was installed between the rooms in the apartment. \* The apartment is equipped with aluminum carpentry with three-layer glass, mosquito nets and electric blinds. \* The ownership of the apartment is clean, the owner is 1/1, the building has the necessary documentation. For any additional questions, necessary information or wish to organize an appointment to view the property, feel free to contact us! Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.

<https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 32693

## Additional contact info

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Agency ref id: 32693  
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