

## ISTRA - ROVINJ LUKSUZAN DVOETAŽNI STAN BLIZU MORA, 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 LUKSUZAN DVOETAŽNI STAN BLIZU MORA |
| Property for:     | Sale  |
| Property area:    | 159 m <sup>2</sup>                                |
| Floor:            | 2   |
| Number of Floors: | 2   |
| Bedrooms:         | 4   |
| Bathrooms:        | 3   |
| Price:            | 790,000.00 €                                      |
| Updated:          | Oct 02, 2024                                      |

### Condition

|           |      |
|-----------|------|
| Newbuild: | yes  |
| Built:    | 2025 |

### 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

|                    |                |
|--------------------|----------------|
| Energy efficiency: | In preparation |
|--------------------|----------------|

### Description

|              |   |
|--------------|---|
| Description: | ISTRIA, ROVINJ LUXURY APARTMENT NEAR THE SEA We proudly present the project of a new building that is currently in the ROH-BAU phase of construction, which consists of a total of 6 residential units organized so that there are 2 apartments on each floor. It is a high-quality building located only 500 m from beautiful beaches, crystal clear sea and well-maintained walks with a bicycle path through nature and parks. With this project, you have the opportunity to own one of the rarer properties on our market, located in an important and luxurious |
|--------------|---|

location in the city of Rovinj, surrounded by family houses and modern buildings, just 3 minutes' drive from the city center. The location of the building is ideal for anyone looking for an investment option for the purpose of developing luxury tourism or for all those looking for their own private oasis of peace and privacy in the magical and unmissable Rovinj. DESCRIPTION OF APARTMENTS: These are comfortable and spacious apartments, each consisting of 159 m<sup>2</sup>, and to which all parking spaces belong. The rooms in the apartments are organized so that each of them fully fulfills its intended role, so at the very entrance to each apartment there is a lobby/corridor that separates the private space of the apartment from the space intended for daily life and entertainment. Part of the apartment is intended for daily life and entertainment, it is designed as an "open space" space in which there is a place for a larger kitchen, a comfortable dining room and a larger living room with an exit through a glass wall to a covered terrace where there is a jacuzzi. The private part of the apartment consists of two bedrooms and two bathrooms. An internal staircase leads to the second floor, where there is a comfortable living room with access to a terrace with a wonderful panoramic view. In the second part of the apartment there is a spacious bedroom and bathroom. It also has another room that is intended as a play room. ADDITIONAL AND TECHNICAL INFORMATION: \* The apartment is sold turnkey, without furniture. \* The price includes underfloor heating in the entire apartment. \* They will be equipped with air conditioners in every room. \* High-quality carpentry with electric blinds is being installed \* The building has an elevator, which connects all floors of the building, including the basement. \* Only verified high-quality materials are used during construction. \* The planned end of the works and the possibility of moving in is before the start of the summer season in 2025 LOCATION DESCRIPTION: The apartments are located in one of the less frequently available locations on the market, especially when we are talking about the city of Rovinj. Everything you need for everyday life is just a few steps away from the apartment, and one of the greatest features of this location is the peace and privacy it provides, the proximity to the beaches, as well as all other amenities. Thus, the apartments are located in an ideal location for all those who are looking for their opportunity to invest in the development of luxury tourism with a safe return on investment, as well as for all those who are looking for an ideal place for their private oasis of peace and luxury. For any additional questions, necessary information or wish to organize a tour of the apartment, current construction phase and location, please 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: 33678

## Additional contact info

Reference Number: 647362  
Agency ref id: 33678  
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