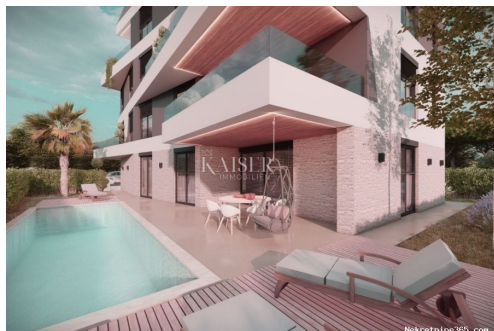


## Istra - Rovinj, luksuzan stan u prizemlju blizu mora, Rovinj, Flat



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Istra - Rovinj, luksuzan stan u prizemlju blizu mora
Property for:	Sale
Property area:	95 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	2
Price:	585,000.00 €
Updated:	Nov 05, 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:	In preparation

### Parking

Number of parking spaces:	2
---------------------------	---

## Description

### Description:

Kaiser Immobilien offers for sale a luxurious apartment on the ground floor with a swimming pool, only 500 m from the sea. The apartment is located on the West Coast of Istria in the most popular and favorite Mediterranean town of Istria, Rovinj. The location of the apartment and the city are equally attractive both for the local population and for foreign tourists and new investments. This modern and meticulously designed project consists of a residential building with a total of six apartments of different sizes, designed with the aim of ensuring a high level of quality of living, which was achieved through a smart arrangement of rooms, the number of balcony openings, terraces, an elevator, a high level of built-in materials and equipment, etc... The building is located on a plot of land of 709 m<sup>2</sup> at a distance of approx. 500 m from the sea. It consists of four floors, consisting of the ground floor, 1st floor, 2nd floor and penthouse, connected by a staircase and an elevator. The apartment has two bedrooms, two bathrooms, kitchen, living room and dining room, hallway, wardrobe, storage room, loggia, covered terrace, swimming pool, yard 200m<sup>2</sup>. Orientation Southwest. TECHNICAL DESCRIPTION OF THE PROJECT - base plate, walls, mezzanine and roof structure, load-bearing columns are reinforced concrete - partition walls in the apartments are made according to the Knauf W112 system, thickness 10 and 12.5 cm - two Knauf panels on both sides with mineral wool filling - additional thermal insulation towards all unheated areas - suspended ceilings in apartments made of KNAUF plasterboard - by installing the highest quality materials and equipment, we ensured very low energy consumption and achieved a high energy standard A + - SCHINDLER elevator or similar - garage spaces and storage rooms inside the building, outdoor parking spaces - sensory lighting on the staircase and corridors - apartment on the ground floor with a yard - in the desire to ensure enjoyment in excellently lit living spaces, all glazed surfaces are particularly large, while in the living rooms they are built - panoramic walls - aluminum exterior joinery, glass with LOW coating, height 250 cm, lifting-sliding walls, aluminum blinds for protection from the sun with electric motors, same floor level - in the interior and on the terraces - a spacious terrace that is pleasant to stay in all year round thanks to the southwest orientation - SMART control system - top floor and wall coverings (three-layer oak parquet and large-sized tiles, stone-clad staircase) - thermal insulation of 10 to 15 cm with a final layer of noble finishing decorative plaster RÖFIX in natural tones - terraces hydro-insulated with the SIKA system or similar - as a source of heat and cooling energy inverter hybrid air/water heat pumps, underfloor heating and fan convectors are provided (apartments S2, S4, S6) - as a source of heat and cooling energy, inverter air conditioning units are provided, with additional floor heating in the bathroom (apartments S1, S3, S5) - built-in sensors for detecting smoke and carbon monoxide in all housing units for additional security of the entire facility - bathroom equipment from renowned manufacturers with high-quality faucets, walk-in shower, console-type toilet bowls with soft-close lowering of the board, low-noise drain and supply pipes - HORMANN entrance apartment doors are non-combustible T-30, height 225 cm (fire-resistant and anti-burglary) - internal carpentry HORMANN - waste disposal

and recycling provided in a separate place outside the building Distance of the property to the place: Rovinj - Pula Airport, 39 km Rovinj - Ljubljana, 187 km Rovinj - Vienna, 574 km Rovinj - Prague, 897 km Rovinj - Munich If you are planning to start your new life in Istria in this luxury apartment, contact us with confidence at phone number 00385 923782803, or at the email address: ivana@kaiser- immobilien.hr. Agency commission is 3% + VAT. ID CODE: 113-190

### Additional contact info

Reference Number: 647662  
Agency ref id: 113-190  
Contact phone: +385923782803, +385995677888