

## 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:	<a href="https://kaiser-immobilien.hr/">https://kaiser-immobilien.hr/</a>
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 Silvija 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:	190 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Price:	895,000.00 €
Updated:	Oct 03, 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

Garage:	yes
Number of parking spaces:	2

## Description

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Kaiser Immobilien offers for sale a luxurious modern apartment on the ground floor near the sea. On the West coast of Istria, in a small Mediterranean and above all the most popular town in Istria, in the city of Rovinj, this new modern project with two buildings of luxury apartments is hidden. It is a completed project with two buildings and a total of 6 apartments. The residential building with 6 apartments is designed in such a way as to ensure a high level of quality, which is achieved through a smart arrangement of rooms, lighting, number of rooms and a high level of built-in materials and equipment. Carefully designed and meticulously planned - your new home. The spectacular apartment on the ground floor is very spacious, as is the garden that surrounds it. This apartment will literally connect you with nature as a luxurious experience that appeals to the senses! The concept of the apartment is designed to meet even the most demanding expectations of the future owner: the emphasis is on large glass surfaces of the balcony openings to ensure the maximum amount of sunlight throughout the day and an above-average horticultural arrangement of the garden with small trees and various plants. The apartment with a total net size of 190.75 square meters consists of three bedrooms and three bathrooms, an open space concept kitchen, living room and dining room, a loggia, a covered terrace of 57.38 square meters, a technical room and a yard of 446 square meters. The apartment has two parking spaces in the garage, and the building itself has an elevator that connects the apartments and the garage. The pool is included in the price at the request of the customer if he wants it. **IMPORTANT NOTE:** The seller is in the VAT system, in which case the buyer is exempt from paying real estate tax in the Republic of Croatia. **TECHNICAL DESCRIPTION:** Construction, construction and equipment: - base plate, basement and elevator walls, mezzanine and roof structure, load-bearing columns are reinforced concrete - other load-bearing walls are hollow brick thermal blocks 25-30 cm thick - partition walls between apartments are made of reinforced concrete 25 cm thick, additionally insulated - additional thermal insulation for all unheated areas - suspended ceilings in apartments made of KNAUF plasterboard (a complete installation of electricity, heating, lighting, communication is located inside the suspended ceilings) - installation of the highest quality materials and equipment ensured very low energy consumption and high energy standard A + - light height in apartments 270 cm - KONE elevator or similar - garage spaces of larger dimensions to enable easier parking of even the largest cars, in the underground floor there are also storage rooms to meet the need for additional space - number sanitary facilities equal to the number of bedrooms (3 rooms with 3 sanitary facilities), the master bedroom with its own bathroom and terrace separated as a separate unit - apartments on the ground floor with a large yard - in the desire to ensure the enjoyment of well-lit living spaces, all glazed surfaces are especially large in size, while the living rooms have built-in panoramic walls - a spacious terrace that is pleasant to stay in all year round thanks to its southwest orientation, where there is a summer kitchen and a fireplace/burner - SMART HOME system for controlling heating and cooling, lighting, blinds and other equipment - high-quality floor and

wall coverings (three-layer oak parquet and large-sized tiles, stone-clad staircase) - the external walls of the building and the roof are thermally insulated with 10-15 cm stone wool, the terraces are waterproofed with the SIKA system or similar - as a source of heat and cooling energy an inverter hybrid air/water heat pump is provided for each apartment - a floor heating system is installed throughout the apartment, the apartments are additionally heated and cooled with fan coils - sensors for detecting smoke and carbon monoxide are installed in all residential units for additional security of the entire building - external openings are aluminum locks (Schüco or similar), glass with LOW-E, height 250 cm, aluminum blinds for protection from the sun with electric motors - interior doors of modern design, height 230 cm - entrance doors for apartments are non-combustible T- 30 (fire-resistant and anti-burglary) - bathroom equipment from renowned manufacturers (Catalano or similar) with high-quality built-in faucets from renowned Italian and German manufacturers, walk-in showers, toilet bowls and cantilever bidets with soft close lowering of the board, low-noise drain-inlet pipes

Distance of the property to the city: 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, right in this luxury apartment. contact us with confidence at phone number 00385 923782803, or at the email address: [ivana@kaiser-immobilien.hr](mailto:ivana@kaiser-immobilien.hr). Agency commission is 3% + VAT. ID CODE: 113-183

## Additional contact info

Reference Number: 647767  
Agency ref id: 113-183