

## LUKSUZNI STAN S NAJVIŠIM STANDARDIMA - ROVINJ, CENTAR, Rovinj, Flat



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	LUKSUZNI STAN S NAJVIŠIM STANDARDIMA - ROVINJ, CENTAR
Property for:	Sale
Property area:	125 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	3
Bathrooms:	2
Price:	1.00 €
Updated:	Oct 29, 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

Elevator:	yes
Energy efficiency:	A+

### Parking

Garage:	yes
Number of parking spaces:	2

## Description

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ROVINJ - THE MOST LUXURIOUS APARTMENT IN THE CENTER OF ROVINJ IN ONE OF THE MOST BEAUTIFUL LOCATIONS IN THE CITY, WITH A YARD OF 176.23 m<sup>2</sup>. Welcome to an extraordinary 2-bedroom, 2-bathroom apartment located just 500 meters from the center of Rovinj, a residential icon that defines the neighborhood, created for the most discerning lifestyles. Experience world-class content and sensational panoramic views of the Adriatic Sea and the beautiful old town of Rovinj. The apartment is located on the ground floor of a building with 4 apartments. In the lobby, there is an elevator that takes us from the garage to all floors of the building in front of the entrance to the apartment. Upon entering the apartment, a wide hallway leads residents into a striking living room, dining room and open-plan kitchen. Natural light penetrates through Schuco windows with three-layer glass and thermal and sound insulation of the highest performance, highlighting the first-class ceramic and parquet floors and high ceilings. The living room has direct access to the 176.23 m<sup>2</sup> south-west oriented courtyard, which is a real blessing of the spacious garden in the very center of the city. Rovinj is unsurpassed the most desirable city on the Adriatic and one of the most beautiful cities in this part of Europe. This luxury apartment is located just a 4-minute walk from the city center and a 6-minute walk to the first organized beach. Well-known fine dining restaurants abound with names: "Cap Aureo", which is the best restaurant in Croatia, "Agli Amici", an Italian classic of fine dining, and the first Croatian restaurant with a Michelin star, "Monte", are located just a few minutes' walk away, within walking distance from the apartment. In the basement of the building there are 2 garage spaces with a charging station for electric cars and a storage space of 11.44 m<sup>2</sup> belonging to the apartment. Technical characteristics: -Schuco profiles AWS/ADS 70HI windows, -Schuco profiles ASE 80HI sliding walls, -Hella blinds on all windows and sliding walls with wind sensor, -floor heating with Mitsubishi Electric heat pumps controlled via Wifi, -cooling separately Mitsubishi Electric controlled Wifi, -insulation on the facade of stone wool 12 cm, -video surveillance of the building - video intercom -lift - security door -sanitaries Villeroy & Boch -built-in depurator For a viewing and a pleasant experience of buying real estate, contact us with confidence: FILIP MARIĆ Licensed agent +385 91/335-5350 filip.maric@dogma-nekretnine.com ----- Michael Radola Licensed agent +385 91/575-3640 michael.radola@dogma-nekretnine.com ID CODE: IS1512031

## Additional contact info

Reference Number: 669067  
Agency ref id: IS1512031