

## NOVOGRADNJA U OKOLICI ROVINJA - S4L / S3+DB, 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:	NOVOGRADNJA U OKOLICI ROVINJA - S4L / S3+DB
Property for:	Sale
Property area:	101 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	4
Bathrooms:	1
Price:	279,000.00 €
Updated:	Oct 29, 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

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	2
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### Description

Description:	NEW ON THE MARKET! NEW BUILDING IN A GOOD LOCATION IN KANFANAR An exclusive new building located in a picturesque location in Kanfanar, not far from Rovinj, offers an exceptional opportunity to live in an oasis
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of peace with a unique combination of modern style and comfort. This elegant complex consists of 8 spacious apartments, each equipped with its own balcony offering a beautiful view of the surrounding landscape. Each apartment in this new building has a special emphasis on privacy and comfort. The spaces have been carefully designed, offering optimal usability and fluidity of space ideal for starting a family. It is planned to build a total of 8 apartments on 3 floors with areas from 83.54 m<sup>2</sup> to a spacious 166.04 m<sup>2</sup>, i.e. a large penthouse on the 2nd floor, which extends through the entire upper floor of the building, providing potential owners with diverse options according to their needs and wishes. . Each apartment has its own parking space. In addition, each owner can use their own storage room inside the apartment, ideal for storing personal belongings and/or storing food, common areas such as the yard offer additional space for relaxation and socializing. Inside each apartment, special attention is paid to details and quality. Windows allow for plenty of natural light, creating bright and airy spaces. The bathrooms are elegantly lined with quality materials. Each apartment will have its own balcony, which provides additional space for pleasant and soothing socializing in the fresh air and enjoying the beautiful landscape. This new construction not only provides a high quality of life but also emphasizes attention to detail and sustainability. Security and energy efficiency systems are integrated into the overall structure of the building, which contributes to the overall experience of comfort and safety. Perfectly located near Rovinj, this new building offers an exceptional opportunity to start life in a peaceful environment, while at the same time providing quick access to urban amenities and the coast of the Adriatic Sea. This is where style and functionality meet to create a dream home, ready to establish your own corner of happiness and pride. LOCATION This property is located in the Municipality of Kanfanar, one of the favorites among families with children, but also those who are just about to take this important step in life. Only 5 minutes from the center is the main junction Kanfanar, which is why this place is extremely well connected with all cities in Istria. A safe and quiet location, without a lot of traffic, has some historical features to offer, such as the ruins of Dvigrad from the 17th century. TECHNICAL CHARACTERISTICS OF THE PROJECT High energy certificate A+: a facade system of 10 cm insulation, heating and cooling with air conditioners are provided in the living area of the apartment and in all rooms, while underfloor heating will be installed in the bathrooms. All apartments will be equipped with top quality Italian ceramics and first-class laminates. Windows and glazed doors will be made of high-quality PVC profiles glazed with three-layer glass. \*APARTMENT S4L The three-room apartment is located on the 1st floor, consists of 3 bedrooms, kitchen, dining room, living room, bathroom and terrace of 9.60 m<sup>2</sup>. The apartment has a parking space. START OF CONSTRUCTION; 10/2023 year. COMPLETION OF CONSTRUCTION; DURING 2024. For a viewing and a pleasant experience of buying real estate, contact us with confidence: FILIP MARIĆ Licensed agent GSM: +385 91/335-5350 [filip.maric@dogma-nekretnine.com](mailto:filip.maric@dogma-nekretnine.com) ID CODE: IS1510746

## Additional contact info

Reference Number: 671677

Agency ref id: IS1510746