

## STAN NA JEDNOJ OD NAJLJEPŠIH LOKACIJA U ROVINJU, 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>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
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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:	STAN NA JEDNOJ OD NAJLJEPŠIH LOKACIJA U ROVINJU
Property for:	Sale
Property area:	200 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Garden area:	107 m <sup>2</sup>
Terrace area:	32 m <sup>2</sup>
Price:	950,000.00 €
Updated:	Oct 29, 2024

### Condition

Built:	2024
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### 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
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### Parking

Number of parking spaces:	2
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### Description

Description:	Rovinj, the pearl of Croatian tourism and the most beautiful Croatian city, is a favorite among tourists and the most famous tourist center. Right in Rovinj, we are selling an apartment, that is, an entire ground floor in a new building in one of the
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most desirable locations in Rovinj, in a building with an elevator just a 2-minute walk from the sea. This apartment offers everything you need for a comfortable and luxurious life in an attractive location. It is located in a building with an elevator, which allows easy access to each floor. The apartment consists of a living room, kitchen, dining room, 3 spacious bedrooms, which provide enough space to accommodate family members or guests. Each bedroom has its own bathroom, which ensures privacy and comfort for all tenants, and 1 guest toilet. One of the details of this apartment is underfloor heating that provides pleasant warmth throughout the year. Regardless of the outside temperature, it will always be comfortable and warm inside. The exit to the terrace, which extends over 32 m<sup>2</sup> and the entire length of the building, provides unobstructed access to the 107 m<sup>2</sup> garden, which is ideal for relaxing and socializing outdoors. This green area offers the opportunity to enjoy fresh air and nature, and there is the possibility of building a swimming pool for an additional fee during the construction phase. Each floor also has a part of the basement, which is a useful place to store various things such as bicycles, sports equipment or household appliances. The basement makes it possible to organize the space and keep the apartment neat and functional. 2 parking spaces are provided within the apartment, which is extremely convenient, especially in urban areas where parking is often a challenge. As the project is still under construction, it is possible to adjust the layout according to your preferences, so you have the option of choosing sanitary ware, ceramics and other details, which allows you to personalize the space according to your own taste. Also, we recommend making 2 separate units from this ground floor, so you could get a rental property that definitely offers the potential for good occupancy and income during the tourist season, given that it is located in one of the most sought-after locations. In the location closest to the organized and well-known Rovinj beaches, the town, hotels, and sports fields. In short, an OPPORTUNITY NOT TO BE MISSED! For any additional information and/or viewing, please contact us with confidence: FILIP MARIĆ Mediation assistant Mobile: +385 91/335-5350 filip.maric@dogma-nekretnine.com ID CODE: IS1508756

## Additional contact info

Reference Number: 674809  
Agency ref id: IS1508756