

## Rovinj - Luksuzni stan 104 m<sup>2</sup> u novogradnji 100m od plaže, Rovinj, Flat



### Seller Info

Name: ReMax Centar nekretnina  
First Name: ReMax  
Last Name: Centar nekretnina  
Company Name: ReMax Centar Nekretnina  
Service Type: Selling and renting  
Website: <https://www.remax-centarnekrtnina.com>

Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Krešimirova 12a  
Phone: 0038551635350  
About us: RE / MAX Real Estate Center

is the largest RE / MAX franchisor in Croatia with 8 offices in the following cities: Zagreb, Rijeka, Pula, Poreč, Umag, Rovinj, Opatija and Crikvenica. For more than 12 years, Re / max Real Estate Center has been operating as a local expert in areas where it operates with over 90 sales representatives.

The company is focused on providing the highest quality and most personalized real estate buying and selling services to its clients. A reliable advisor for the Croatian real estate market, Re / max Real Estate Center is determined to maintain strict standards of excellence through continuous indicators of success in real estate sales and by supporting the value of the Re / max brand.

Reg No.: 656/2009

## Listing details

## Common

Title:	Rovinj - Luksuzni stan '\A\' 104 m2 u novogradnji 100m od plaže
Property for:	Sale
Property area:	104 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	3
Bathrooms:	1
Price:	605,000.00 €
Updated:	Nov 22, 2024

## Condition

Built:	2023
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## Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Rovinj
City area:	Rovinj
ZIP code:	52210



## Additional information

Elevator:	yes
Energy efficiency:	A+

## Parking

Garage:	yes
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## Description

Description:	<p>We are selling a luxury residential building with 6 residential units in Rovinj. The subject apartment A is located on the ground floor of this modern building and has a total of 104m<sup>2</sup> of usable area. The elevator leads from the underground garage to the apartment, which consists of a living room, dining room and kitchen, two bedrooms, a toilet, a laundry room, a bathroom, a wardrobe and a corridor, all of which have a total area of 90 m<sup>2</sup>. It has an attached parking space of 18 m<sup>2</sup> and a storage room in the garage of 4 m<sup>2</sup>. The apartment is owned by a garden of 24 m<sup>2</sup>. The total calculation area of the apartment is 104.41 m<sup>2</sup>. It will have floor heating installed on the spa crane. North-west orientation. The pre-sale price is EUR 605,000</p> <p><b>TECHNICAL DESCRIPTION:</b> Outer coverings: - buried basement walls waterproofed with tar films, thermally insulated with XPS panels 5 cm -external walls of the building thermally insulated with EPS panels 10 cm (larger part) and 15 cm (smaller part) -part of the ground floor is covered with decorative stone -rain sheeting is installed - galvanized painted sheet metal - thermal insulation of</p>
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15 cm XPS panels and waterproofing is installed in the roof Inner linings: -walls are plastered with machine plaster -walls are painted with top quality interior paints and decorative plasters - bathroom walls are covered with ceramic tiles - equipped bathrooms (toilet, sink, shower systems, taps) of Italian and German production Floors: - the basement floor is smoothed concrete - the floors of the apartments are ceramic coverings and parquet - the terrace floors are ceramic coverings - the staircase is lined with stone Doors and windows: -external openings are Schüco aluminum locks - the interior doors in the apartments are wooden - entrance doors for apartments are non-combustible T-30 (fire-resistant and anti-burglary) - Velux skylights are installed in the attic Heating system and hot water preparation: -each apartment has its own drinking water depurator - a floor heating system is installed - apartments are additionally heated and cooled with fan coil indoor units -preparation of hot water is done in boilers located in the engine room, boilers are also connected to heat pumps - Daikin heat pumps Other: - fire protection is ensured by internal and external hydrant network, and natural ventilation of the staircase Elevator: Kone elevator ID CODE: 300571006-148

### Additional contact info

Reference Number: 687313  
Agency ref id: 300571006-148  
Contact phone: +385 91 641 0182