

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	11144
Location :	Rovinj
Building size :	78.38 m ²
Garden size :	0.00 m ²
Floor :	4
Number of floors :	5
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Air conditioning :	Yes
Energy efficiency :	B
Year of construction :	1978

Price : 407.000 €

For sale is a beautifully furnished apartment in a quiet neighborhood in Rovinj, in an ideal location — just 500 meters from the sea and the city center, and 100 meters from a school and a shop.

The apartment was fully renovated in 2020, designed with special attention to detail and equipped with high-quality custom furniture.

It features a DAN Küchen kitchen, Hansgrohe bathroom fixtures, designer ceramics by Roberto Cavalli, dimmable lighting, and appliances from Bosch, Samsung, and Electrolux.

The building underwent energy renovation in 2024, with a new thermal facade (8 cm) and PVC windows with insect screens installed.

The apartment consists of an entrance hallway, a spacious living room, a kitchen with a dining area, a loggia, a bathroom, a laundry room, and two bedrooms. In the basement, there is a private storage room, while a shared bike storage is available on the ground floor of the building.

The southern orientation ensures plenty of light and reduces the need for heating, and the bedrooms offer a partial view of the sea and the church.

The apartment has central heating (Vaillant eloBLOCK 18 kW), radiators in all rooms, a Toshiba air conditioner in the living room, and provisions for installing air conditioning in the bedrooms. The entrance features a security door for added safety, and parking is available in front of the building (zone 3).

This property represents the perfect combination of quality, comfort, and location, ideal for family living, vacationing, or investment in Rovinj — one of the most desirable towns on the Adriatic.

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For any additional information and to schedule a viewing of the apartment, please