

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	11446
Location :	Rovinj
Building size :	95.73 m ²
Garden size :	0.00 m ²
Distance from center :	1800 m
Floor :	2
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	1
Parking :	Yes
Energy efficiency :	A+
Year of construction :	2023

Price : 449.930 €

For sale is a modern apartment D in a high-quality new building located in an excellent area of Rovinj, approximately 2 km from the city center. The apartment is situated on the second floor of a quality residential building and has a total area of 109.85 m², of which the net area is 95.73 m².

The apartment has a functional layout and consists of a spacious living room connected to the kitchen and dining area, two bedrooms, one study (which can serve as a third bedroom), a bathroom, a separate toilet, a hallway, a storage room, and a loggia. The property also includes an outdoor parking space of 13.75 m² (calculated as 2.75 m²).

Additional spaces: the apartment comes with two parking spaces - one in the garage and another outdoors, which is a significant advantage considering the proximity to the center of Rovinj.

Net usable area of the apartment: 92.97 m²

Total calculated area: 95.73 m² (109.85 m² gross)

SPECIFICATIONS AND EQUIPMENT

Floor and wall coverings:

Bedrooms, living room, hallway

- floor: oak parquet astig MF1200LHD TENSEO X-MATT AKZENT

Kitchen, storage, bathroom, toilet

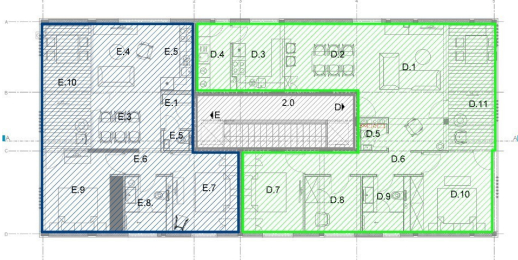
- floor and walls: Argenta Storm - cream ceramics

Terrace (loggia)

- floor: Argenta Gravel Out - cream ceramics

Hallway and common areas

- floor: Argenta Gravel Out - cream ceramics



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Heating: The apartment is equipped with a heat pump, ensuring energy efficiency and a comfortable temperature throughout the year.

For any additional information and viewings, please