

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	11722
Location :	Rovinj
Building size :	58.32 m ²
Garden size :	0.00 m ²
Distance from center :	3000 m
Distance from sea :	7000 m
Floor :	Ground floor
Number of floors :	2
Number of bedrooms :	1
Number of rooms :	1
Number of bathrooms :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 227.500 €

APARTMENT UNDER CONSTRUCTION WITH TERRACE AND GARDEN - QUIET LOCATION NEAR ROVINJ

An apartment under construction is for sale in a peaceful area near Rovinj, located in a modern residential building that offers well-designed apartments with spacious terraces and private gardens. The location perfectly combines tranquility, natural surroundings, and proximity to one of the most desirable towns in Istria, making this project ideal for comfortable living or a secure investment.

The apartment is situated on the ground floor and has a total area of 58.32 m². It consists of a hallway, a bedroom, a bathroom, a kitchen, and a living room with a dining area. A special feature of the apartment is the terrace measuring 10.43 m² with an adjoining garden in front of the terrace, perfect for relaxation and outdoor living.

The price of the apartment includes a private parking space, and the plot is also prepared for the installation of an electric vehicle charging station.

The apartment will be equipped with high-quality systems and materials. It is planned to have MultiSplit heating and cooling, underfloor heating in the kitchen and bathroom, Italian ceramic tiles in most areas, and wooden flooring in the bedroom. Large anthracite-colored aluminum glass portals with triple glazing and lift-slide opening ensure plenty of natural light and additional aesthetic value. The suspended ceiling with an integrated cornice

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071

further emphasizes the modern and elegant interior design.

The building is being constructed with a 10 cm thick thermal facade and decorative stone cladding. An A-class inverter water heater will be installed, while sanitary ware and fittings will be from renowned manufacturers such as Grohe, HansGrohe, or Geberit. Common areas will be finished with granite stone, complemented by an elegant wrought iron fence and wooden handrail.

The completion of the works is planned for June 1, 2026.

The location offers excellent convenience for everyday life: a school and kindergarten are 1.7 km away, a supermarket is 2.4 km away, public transport is just 150 m away, and a restaurant is only 100 m away. Rovinj is approximately 7 km away, while the motorway entrance is just 5 km away, ensuring excellent traffic connectivity.

For more information and viewings, please