ISTRIA ADRIA
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Code :	13645
Location :	Rovinj
Building size :	149.50 m2
Garden size :	0.00 m2
Distance from sea :	200 m
Floor :	2
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	2
Garage :	Yes
Elevator :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 1.500.000 €

This exceptional residence is located in a prestigious part of Rovinj, just 200 meters from the Adriatic Sea.
The luxury club is surrounded by centuries-old pine trees, and from the very doorstep you can feel a special atmosphere - the freshness of the sea breeze and the subtle aroma of pine.

Residents of the complex have access to a swimming pool for adults and children, a modern fitness room, a SPA zone and a hammam - everything for the harmony of the body and relaxation of the soul.

SPACE AND LAYOUT
The total area of

the apartment is 149.5 m², including a spacious terrace of 39.6 m², which turns the home into an oasis of Mediterranean lifestyle.

Studio (43.1 m²) - kitchen, dining room and living room in one space, with access to the terrace.
Master bedroom (19 m²) with separate bathroom (5.5 m²) - a secluded space for relaxation.
Second bedroom (16.4 m²) - for guests or children.
Second bathroom (5.4 m²) – conveniently located next to the bedroom.
Hallway (11.7 m²) with thoughtful storage spaces.
Wardrobe (4.8 m²).
Laundry room (4 m²) for practical use.

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Each apartment has 1 parking space in the garage and a storage room.

TERRACE – THE HEART OF THE APARTMENT
A spacious terrace with access from several rooms is a continuation of the interior outdoors. Mornings here begin with a cup of coffee and the scent of pine needles, and evenings – with dinner with loved ones under the southern stars.

FINISHING AND LIFESTYLE
Innovative top-quality materials from the luxury segment were used in the finishing. The interior combines modern minimalism and Mediterranean lightness. Every detail is designed for those who appreciate aesthetics, comfort and privacy.

The apartment will be completely ready for move-in by the end of this year, making it an ideal choice for those who want to celebrate the New Year in their own apartment by the sea.

Living here means enjoying a three-minute walk to the beach, privacy among the pine trees and the atmosphere of the Rovinj resort, while at the same time being surrounded by luxurious service at the level of a residence.