ISTRIA ADRIA
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Code :	14355
Location :	Rovinj
Building size :	113.14 m2
Garden size :	0.00 m2
Distance from sea :	200 m
Floor :	1
Number of floors :	4
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	2
Seaview :	Yes
Garage :	Yes
Elevator :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price :	650.000 €

The apartment is located in the elite part of Rovinj – Borik, in a quiet street a few minutes from the sea, promenades, parking and cafes. It is located in a modernly designed building with only six apartments, an elevator, a private parking space and a storage room in the garage. The hallways are tiled with porcelain tiles, and the building has individual access systems.

The apartment is brand new, furnished and never moved in. The net area of

the apartment is 96.64 m², additional spaces 16.50 m² - total 113.14m2, and the total calculated area (net usable) is 102.72 m².

Layout and area:
• Bedroom 1 – 13.09 m²
• Bathroom – 6.62 m²
• Toilet and laundry – 6.41 m²
• Bedroom 2 – 12.09 m²
• Wardrobe and hallway – 11.44 m²
• Living room, dining room and kitchen – 38.29 m²
• Loggia – 8.70 m² (6.53 m² calculated)
• Garage – 12.50 m² (6.25 m² calculated)
• Storage room – 4.00 m² (2.00 m² calculated)

The apartment is technically superbly equipped: underfloor heating, additional heating and cooling via a fan-coil system, hot

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water via boilers connected to Daikin heat pumps, and each apartment has its own drinking water purifier. The floors are covered with natural wood parquet boards.

The exterior joinery is Schüco aluminum, the interior doors are wooden, and the entrance door is T-30 fire and burglar-resistant. The bathrooms are tiled with high-quality ceramics, with Italian and German sanitary ware.

The apartment is sold fully furnished, with AEG kitchen appliances and a Miele washer and dryer — all brand new and unused.

ADDITIONALLY:
The buyer is exempt from paying 3% tax.