

**ISTRIA ADRIA****Pot za Brdom 102, 1000 Ljubljana****e-mail: info@istria-adria.com****web: istria-adria.com****info: +386 59 200 071**

<b>Code :</b>	14805
<b>Location :</b>	Rovinj
<b>Building size :</b>	85.20 m2
<b>Lot size :</b>	178.90 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	2000 m
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2023

**Price :** 667.680 €

Sale of modern apartments in new construction, Rovinj -  
Apartment A, Building B4

We are selling a two-story three-bedroom apartment with a total area of 264.10 m<sup>2</sup> (net 111.28 m<sup>2</sup>) in a modern residential complex, located in an excellent location, just 2 kilometers from the center of Rovinj.

The ground floor consists of an entrance area, a toilet, a storage room, a kitchen and dining area, a living room with an internal staircase, and a covered terrace.

On the first floor, there are two bedrooms, a wardrobe, a bathroom, and a loggia.

The outdoor areas include a covered terrace, a terrace with a pergola measuring 5.60 m<sup>2</sup> (net 1.96 m<sup>2</sup>), and a garden on the ground floor of 138 m<sup>2</sup> (net 10.38 m<sup>2</sup>).

The apartment has two designated parking spaces (one in the garage and one outside).

Net usable area of the apartment: 81.98 m<sup>2</sup>  
Total calculated area: Net 111.28 m<sup>2</sup> (264.10 m<sup>2</sup>).

Flooring in the apartment and common areas:  
Bedrooms, living room, hallway - parquet: oak astig MF1200LHD  
TENSEO X-MATT AKZENT

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Kitchen, storage, bathroom, toilet - ceramics: Argenta Storm - Cream

Terrace - ceramics: Argenta Gravel Out - Cream

Common areas - ceramics: Argenta Gravel Out - Cream

Heating: Heat pump.

The apartment is located in an attractive area close to all amenities, making it ideal for family living or investment.

For more information, please