

**ISTRIA ADRIA**  
**Pot za Brdom 102, 1000 Ljubljana**  
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|                               |              |
|-------------------------------|--------------|
| <b>Code :</b>                 | 15199        |
| <b>Location :</b>             | Rovinj       |
| <b>Building size :</b>        | 92.20 m2     |
| <b>Lot size :</b>             | 143.65 m2    |
| <b>Garden size :</b>          | 0.00 m2      |
| <b>Distance from center :</b> | 1800 m       |
| <b>Floor :</b>                | Ground floor |
| <b>Number of floors :</b>     | 3            |
| <b>Number of bedrooms :</b>   | 3            |
| <b>Number of rooms :</b>      | 3            |
| <b>Number of bathrooms :</b>  | 2            |
| <b>Parking :</b>              | Yes          |
| <b>Garage :</b>               | Yes          |
| <b>Air conditioning :</b>     | Yes          |
| <b>Energy efficiency :</b>    | A+           |
| <b>Year of construction :</b> | 2023         |

|                |                  |
|----------------|------------------|
| <b>Price :</b> | <b>673.860 €</b> |
|----------------|------------------|

Sale of modern apartments in new construction, Rovinj.

#### APARTMENT A, Building B1

This two-story three-bedroom apartment has a total area of 235.85 m<sup>2</sup> (net 112.31 m<sup>2</sup>) and is oriented southwest, located in a beautiful area just 2 kilometers from the center of Rovinj. The ground floor consists of an entrance hall, a toilet, a storage room, a kitchen with a dining area, and a living room with an internal staircase.

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

The outdoor spaces include a covered terrace, a terrace with a pergola of 3.12 m<sup>2</sup>, and a garden on the ground floor of 10.32 m<sup>2</sup>.

Additional spaces: two designated parking spaces (one in the garage and one outdoors).

The net usable area of the apartment is 87.23 m<sup>2</sup>.

The total calculated area of the apartment is net 112.31 m<sup>2</sup> (235.85 m<sup>2</sup>).

Flooring in the apartment and common areas:

1. BEDROOMS, LIVING ROOM, HALLWAY – flooring: oak astig MF1200LHD TENSEO X-MATT AKZENT
2. KITCHEN/STORAGE/BATHROOM/TOILET – floor and wall tiles: Argenta storm – cream

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- 3. TERRACE – FLOOR TILES: Argenta gravel out – cream
- 4. HALLWAY - COMMON AREAS - floor tiles: stair landings - Argenta gravel out – cream
- 5. Heating in the apartment – heat pump

For more information, please