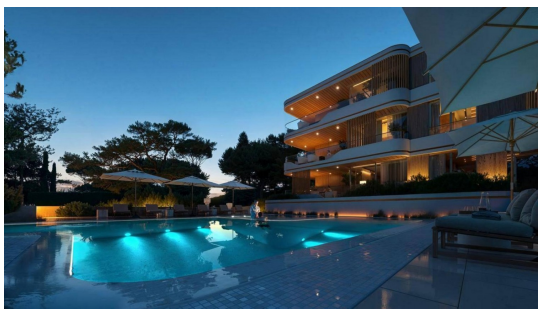
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Code :	15202
Location :	Rovinj
Building size :	134 m2
Garden size :	0.00 m2
Distance from sea :	200 m
Floor :	Ground floor
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	2
Parking :	Yes
Elevator :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 1.450.000 €

This exquisite residence is located in a prestigious area of

Rovinj, just 200 meters from the Adriatic Sea. The luxury club house is surrounded by centuries-old pine trees, and from the very threshold 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 area 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 134.1 m², including a spacious terrace of 36.8 m², which turns the home into an oasis of Mediterranean lifestyle.

• Studio (37 m²) - kitchen, dining room and living room in a single space, with access to the terrace.
• Master bedroom (15.8 m²) with a separate bathroom (5.4 m²) — a secluded relaxation area.
• Second bedroom (13.2 m²) — for guests or children.
• Second bathroom (5.3 m²) — conveniently located next to the bedroom.
• Hall (16.4 m²) with thoughtful storage areas.
• Pantry (1.4 m²) and laundry (2.8 m²) for practical use.

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TERRACE - THE HEART OF THE APARTMENT
A spacious terrace with access from several rooms is a continuation of the interior in the open air. The morning here begins with a cup of coffee and the smell of pine needles, and the evening — with dinner with loved ones under the southern stars.

FINISHING AND LIFESTYLE
Innovative premium materials of the luxury segment are used in the finishing. The interior combines modern minimalism and Mediterranean lightness. Every detail is thought out for those who value aesthetics, comfort and privacy.

The apartment will be fully ready for occupancy by the end of this year, which makes 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 resort Rovinj, while remaining surrounded by luxury residence level service.