

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	07769
<b>Location :</b>	Rovinj
<b>Building size :</b>	92.20 m <sup>2</sup>
<b>Lot size :</b>	143.65 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<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

Price : 673.860 €

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