

## ISTRIA ADRIA

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<b>Code :</b>	08909
<b>Location :</b>	Rovinj
<b>Building size :</b>	149 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from sea :</b>	150 m
<b>Floor :</b>	1
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Garage :</b>	Yes
<b>Elevator :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Energy efficiency :</b>	Not specified

**Price :** 1.460.250 €

ROVINJ – Luxurious Two-Bedroom Apartment in a New Building with Pool, Garage, and Spacious Balcony

In one of the most attractive locations in Rovinj, surrounded by greenery and tranquility, lies a newly built residential complex of superior quality. The project includes 16 exclusive apartments that combine modern design with a natural setting, placing special emphasis on comfort and aesthetics.

Apartment 11 – Spacious Two-Bedroom Apartment with Balcony and Top-Quality Finishes

Located on the first floor, this apartment offers a total gross area of 149.50 m<sup>2</sup>, including 109.90 m<sup>2</sup> of interior living space and a 39.60 m<sup>2</sup> balcony. The layout is designed to provide maximum functionality and comfort.

Layout and features:

- Two spacious bedrooms
  - Two modern, fully equipped bathrooms
  - Open-plan living room with kitchen and dining area
  - Storage room
  - Large covered balcony, perfect for relaxing outdoors
- Building features:

- Modern construction with premium materials
- Marble feature walls, rustic wooden elements, and large windows
- 17 parking spaces in the underground garage

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Dedicated storage unit for each apartment

Private 100 m<sup>2</sup> pool with children's area and barbecue zone

Landscaped surroundings with lush greenery

The apartment is located close to all amenities while offering peace and privacy. Ideal as a year-round residence or as a luxury vacation property.

Available immediately. All documentation in order.

For more information or to schedule a viewing, feel free to contact us.