

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	09674
<b>Location :</b>	Rovinj
<b>Building size :</b>	176 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from sea :</b>	270 m
<b>Floor :</b>	1
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Garage :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2026

**Price :** 980.000 €

An apartment for sale in a new building in a TOP location, 270 m from the sea.

Completion of works - 07.2026.

Apartment D - 1st floor and attic.

Closed living space: 176.29 m<sup>2</sup>

Open space (two terraces): 39.00 m<sup>2</sup>

Consists of:

Living room with kitchen

4 bedrooms

3 bathrooms + WC

Hall/Recreation

Hallway

Entrance hall

Utility area

Terrace

Bacon

Additional features of the property:

Air-conditioned

Underfloor heating on city gas

Floors: ceramic and parquet

Security doors

Knauf interior walls

Schüco aluminum joinery with Roltek electric shutters and nets

Video intercom

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Facade insulation: 10 cm rock wool

Glass railings on balconies

Garage space for two vehicles

Kone elevator from garage to first floor

For additional information, floor plans or to arrange a viewing,  
please contact us: