

**ISTRIA ADRIA**  
**Pot za Brdom 102, 1000 Ljubljana**  
**e-mail: info@istria-adria.com**  
**web: istria-adria.com**  
**info: +386 59 200 071**



<b>Code :</b>	09675
<b>Location :</b>	Rovinj
<b>Building size :</b>	136 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>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Garage :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2026

**Price :** 860.000 €

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

Completion of works - 07.2026.

Apartment E - 1 floor + attic.

Indoor living space: 136.17 m<sup>2</sup>

Outdoor space (two terraces): 47.74 m<sup>2</sup>

Consists of:

Living room with kitchen  
3 bedrooms  
2 bathrooms + WC  
Hall  
Entrance hall/Communication  
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  
Facade insulation: 10 cm rock wool

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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: