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|--------------------------------|----------|
| Reference :                    | 27719    |
| Location :                     | Rovinj   |
| Floor area :                   | 95.73 m2 |
| Distance to centre :           | 2500 m   |
| Distance to sea :              | 2000 m   |
| Floor :                        | 2        |
| Parking :                      | Yes      |
| Floors :                       | 3        |
| Bedrooms :                     | 3        |
| Bathrooms :                    | 1        |
| Energy rating :                | A+       |
| Lift :                         | Yes      |
| Year built :                   | 2023     |
| Title deed :                   | Yes      |
| Building permit :              | Yes      |
| Use permit :                   | Yes      |
| Registered as separate units : | Yes      |

**Price : 574.380 €**

For sale is a modern apartment D in a high-quality new building located in an excellent area of Rovinj, approximately 2 km from the city center. The apartment is situated on the second floor of a quality residential building and has a total area of 109.85 m<sup>2</sup>, of which the net area is 95.73 m<sup>2</sup>.

The apartment has a functional layout and consists of a spacious living room connected to the kitchen and dining area, two bedrooms, one study (which can serve as a third bedroom), a bathroom, a separate toilet, a hallway, a storage room, and a loggia. The property also includes an outdoor parking space of 13.75 m<sup>2</sup> (calculated as 2.75 m<sup>2</sup>).

Additional spaces: the apartment comes with two parking spaces - one in the garage and another outdoors, which is a significant advantage considering the proximity to the center of Rovinj.

Net usable area of the apartment: 92.97 m<sup>2</sup>

Total calculated area: 95.73 m<sup>2</sup> (109.85 m<sup>2</sup> gross)

#### SPECIFICATIONS AND EQUIPMENT



B4 ZGRADA - STAN D - ukupno površina 95,73 m<sup>2</sup>

|           | STAN D                               |               |                   |              |
|-----------|--------------------------------------|---------------|-------------------|--------------|
| D.1       | dnevni boravak                       | 20.50         | 1.00              | 20.50        |
| D.2       | blagovaonica                         | 10.40         | 1.00              | 10.40        |
| D.3       | kuhinja                              | 7.20          | 1.00              | 7.20         |
| D.4       | ostava                               | 4.60          | 1.00              | 4.60         |
| D.5       | wc                                   | 1.30          | 1.00              | 1.30         |
| D.6       | hodnik                               | 5.40          | 1.00              | 5.40         |
| D.7       | spavaća soba 1                       | 10.00         | 1.00              | 10.00        |
| D.8       | radna soba                           | 6.40          | 1.00              | 6.40         |
| D.9       | kupaonica                            | 4.80          | 1.00              | 4.80         |
| D.10      | spavaća soba 2                       | 13.00         | 1.00              | 13.00        |
| D.11      | loggia                               | 12.50         | 0.75              | 9.38         |
|           | <b>UKUPNO</b>                        | <b>96.10</b>  |                   | <b>92.98</b> |
| Drugi kat | stan D 1-D 11                        | 96.10         |                   | 92.98        |
|           | pripadak vanjsko parkirno mjesto PM7 | 13.75         |                   | 2.75         |
|           | <b>UKUPNO</b>                        | <b>109.85</b> | <b>200 / 1000</b> | <b>95.73</b> |

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Floor and wall coverings:

Bedrooms, living room, hallway

- floor: oak parquet astig MF1200LHD TENSEO X-MATT AKZENT

Kitchen, storage, bathroom, toilet

- floor and walls: Argenta Storm - cream ceramics

Terrace (loggia)

- floor: Argenta Gravel Out - cream ceramics

Hallway and common areas

- floor: Argenta Gravel Out - cream ceramics

Heating: The apartment is equipped with a heat pump, ensuring energy efficiency and a comfortable temperature throughout the year.

For any additional information and viewings, please contact:

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