PARENTIUM PREMIUM REAL ESTATE
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Code :	02329
Location :	Rovinj
Building size :	58.32 m2
Lot size :	30 m2
Distance from center :	8000 m
Distance from sea :	8000 m
Floor :	Ground floor
Number of rooms :	2
Number of bedrooms :	1
Number of bathrooms :	1
Parking :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2026
Energy efficiency :	Not specified

Price :	235.000 €

Istria, surroundings of Rovinj

A modern, spacious and sunny ground-floor apartment in a high-quality new development is for sale, with a total area of 58.32 m², located in a peaceful neighborhood just a few minutes' drive from Rovinj.

The apartment has a functional layout and consists of an entrance hallway, bedroom, bathroom, kitchen with dining area, and a living room with access to the terrace. A special advantage of this property is the private garden area in front of the terrace, ideal for enjoying the outdoors, relaxing, or spending time with family and friends during the warmer months.

The property has been designed with an emphasis on quality, modern design, and living comfort. A MultiSplit system is installed for heating and cooling, while underfloor heating is provided in the bathroom and kitchen. High-quality Italian ceramic tiles are laid throughout the apartment, while wooden flooring is planned in the bedroom, adding warmth and elegance to the space.

Large aluminum glass walls in anthracite color with triple glazing provide plenty of natural light, while aluminum shutters with electric lifts add extra comfort. Balcony doors are lift-and-slide, and the lowered ceiling near the glass walls elegantly conceals curtain rails and completes the modern interior design.

The building stands out for its high-quality construction and contemporary architectural style, while the facade with 10 cm thermal insulation is additionally enhanced with decorative stone cladding that gives the property a distinctive and luxurious appearance.

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The apartment is equipped with an A-class inverter boiler for sanitary hot water, Grohe faucets, and premium sanitary ware, including a concealed cistern, toilet, and washbasin. Common areas are finished with granite stone, while the wrought-iron railing with a wooden handrail further emphasizes the elegance of the building.

The apartment comes with one secured parking space, and three electric vehicle charging stations are planned on the parcel, providing future owners with a practical and modern charging solution.

The apartment is situated in an excellent location, in a peaceful and pleasant neighborhood with all important amenities nearby. The school and kindergarten are only 1.7 km away, the supermarket 2.4 km, the restaurant 100 m, while public transport is located just 150 m from the building. The highway is 5 km away, and Rovinj only 7 km.

This property represents an excellent opportunity for peaceful family living, holidays, or investment in a quality new development near Rovinj.