



Istria, Rovinj, luxurious ground floor three bedroom apartment located 200 meters from the sea

Croatia, Istria

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|------------------------|------------------|
| Price: | € 690 000 |
| Object type | Apartment |
| Market | New building |
| Year built | 2021 |
| Bedrooms | 3 |
| Number of rooms | 3 |
| Area | 142 m2 |
| Category | For sale |



ISTRA, Rovinj, luxurious apartment NKP 142.70 m2 located in a high-quality new building in a superb location 200 metres from the sea.

The apartment is situated in a residential building with an underground garage and an elevator built in 2021 comprising only 6 units.

Located 200 meters from the sea with a closed area of 111.23m2, it consists of an entrance area with a wardrobe, an open space area featuring a modern and high-quality Italian kitchen with an island equipped with modern and high-quality BOSCH appliances, a dining area and a living room leading to the covered terrace.

From the hallway, you enter the master bedroom with its own bathroom, where the other two bedrooms and a guest bathroom are also located. The apartment also has a utility room with a laundry area equipped with a washer and dryer.

The apartment includes an outdoor parking space and a spacious 160 m2 garden with automatic irrigation system designed in a Mediterranean style.

All rooms are equipped with air conditioning and underfloor heating, and there is a built-in central vacuum cleaner, water softener and water filter, a heat pump, gas heating, aluminum windows with triple glazing, electric window shutters and mosquito nets.

In addition to the outdoor parking space, the apartment comes with two parking spaces in the garage area and a storage room.

A quality 10 cm external facade insulation has been installed, along with additional 5 cm insulation on the



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internal side of the walls and sound insulation between rooms.

The apartment is sold furnished with Italian custom-made high-quality furniture.

Located 200 meters from organized beaches and a 15-minute walk to the city center.

For more information, we are at your disposal.

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