



<b>Code :</b>	02519
<b>Location :</b>	Rovinj
<b>Building size :</b>	67 m <sup>2</sup>
<b>Floor :</b>	3
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	0
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	100 m
<b>Energy efficiency :</b>	Not specified
<b>Year of last adaptation :</b>	2020

**Price :** 365.000 €

In a quiet street, just 100m from the sea and within easy reach of the center, this charming and well-renovated apartment is located on the third floor of the building, which is full of natural light and offers a beautiful view of the city.

The apartment covers an area of

67m<sup>2</sup> and consists of:

- entrance staircase;
- living room;
- kitchens and dining rooms;
- two bedrooms; and
- bathrooms.

Given that it is located on the third and last floor of the building, the ceiling is of an open type with beams, which gives the apartment a special charm and warmth, as well as an additional space, a gallery, which can be used as a storage room.

The property was completely renovated in 2020, and it was used for the owner's short-term personal needs. It has been thoroughly renovated with Italian quality materials, paying attention to every detail.

- Other characteristics:
- insulated roof and new tiles;
  - treated and painted beams;
  - floor: the panel is filled with glass wool and styrofoam and lined with Siberian larch;



**ISTRIA FUTURA**

**Aldo Negri 1, 52440 Poreč**

**mail: [info@istria-futura.com](mailto:info@istria-futura.com)**

**web: [www.istria.estate](http://www.istria.estate)**

**info: +385 (0) 91 201 7289 | +385 (0) 52 453 430**

new entrance staircase lined with shipboard;

new front door;

new shutters;

new bathroom skylight...