



<b>Code :</b>	02522
<b>Location :</b>	Rovinj
<b>Building size :</b>	60 m2
<b>Lot size :</b>	100 m2
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	1
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	0
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	600 m
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2024
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes

**Price :** 395.000 €

This modern and high-quality residential building with an area of

60 m2 is located in a quiet part of the city, only 600m from the sea and beaches in the Rovinj oasis of Punta Corrente, prestigious Rovinj hotels and 1000m from the city center.

Nearby there are sports fields, restaurants and all facilities necessary for the casual or everyday life of the new owners and their guests.

### CHARACTERISTICS OF THE BUILDING

modern character of construction;  
 6 residential units;  
 two-legged staircase covered with stone;  
 "OTIS" brand elevator;  
 layers for waterproofing, thermal insulation and sound insulation on all floors;  
 external aluminum joinery glazed with Thermopan glass for better sound and thermal insulation;  
 the internal carpentry is wooden, and the entrance doors to the apartments are fireproof;  
 heating and cooling takes place via a Mitsubishi brand heat pump.

### CHARACTERISTICS OF THE APARTMENT

located on the ground floor of the building;  
 gross area of



**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**

the apartment -

60.70m<sup>2</sup>;

consists of an open concept kitchen, dining room and living room with access to the loggia and yard, bedr...