



DAMAC d.o.o.

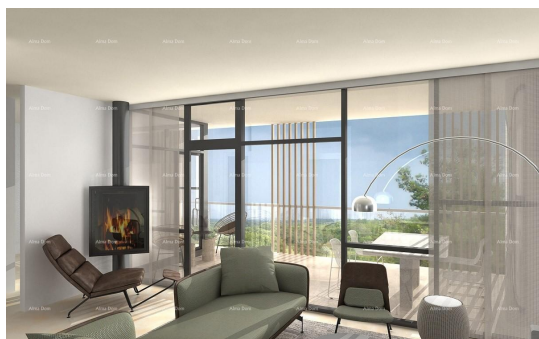
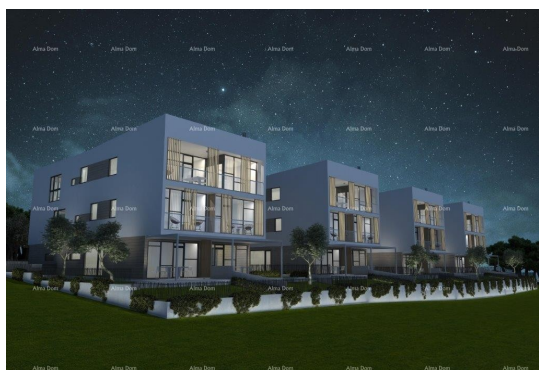
## ALMA DOM INVEST

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<b>Code :</b>	19253
<b>Location :</b>	Rovinj
<b>Building size :</b>	87.23 m <sup>2</sup>
<b>Lot size :</b>	103.20 m <sup>2</sup>
<b>Distance from center :</b>	1800 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	A+
<b>Garage :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 505.395 €

Sale of Modern Apartments in a New Building, Rovinj

### APARTMENT A, Building B1

A duplex three-bedroom apartment, south-west oriented, located in a beautiful area 2 kilometers from the center of Rovinj.

The ground floor consists of an entrance area, a toilet, a storage room, a kitchen with a dining area, and a living room with internal stairs.

The first floor includes two bedrooms, a wardrobe, a bathroom, and a loggia. The outdoor areas include a covered terrace, a terrace with a pergola awning (3.12 m<sup>2</sup>), and a garden (10.32 m<sup>2</sup>) on the ground floor.

Additional spaces: Two parking spaces (one in the garage and one outdoors).

The net usable area of the apartment is 87.23 m<sup>2</sup>.

The total gross calculated area of the apartment is 112.31 m<sup>2</sup> (235.85 m<sup>2</sup>).

Flooring in the apartment and common areas:

Bedrooms, living room, hallway - oak parquet: Oak Astig MF1200LHD  
TENSEO X-MATT AKZENT

Kitchen/storage/bathroom/toilet - ceramic tiles: Argenta Storm - Cream  
Terrace - ceramic tiles: Argenta Gravel Out - Cream

Hallway-common areas - ceramic tiles: staircase platforms - Argenta Gravel Out - Cream

Heating □...