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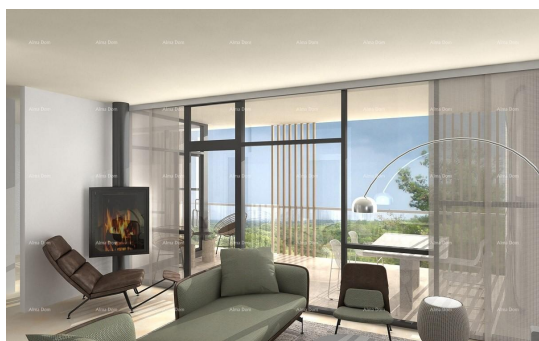
## ALMA DOM INVEST

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|                                  |           |
|----------------------------------|-----------|
| <b>Code :</b>                    | 19254     |
| <b>Location :</b>                | Rovinj    |
| <b>Building size :</b>           | 112.31 m2 |
| <b>Lot size :</b>                | 103 m2    |
| <b>Distance from center :</b>    | 2000 m    |
| <b>Distance from sea :</b>       | 2000 m    |
| <b>Seaview :</b>                 | No        |
| <b>Floor :</b>                   | 1         |
| <b>Number of floors :</b>        | 3         |
| <b>Number of rooms :</b>         | 2         |
| <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 : 505.800 €

Modern apartments in a new building, Rovinj - Apartment A, Building B3

We are selling a two-story three-bedroom apartment in a modern residential complex, located in an excellent location, just 2 kilometers from the center of Rovinj.

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

On the first floor, there are two bedrooms, a wardrobe, a bathroom, and a loggia.

The outdoor areas consist of a covered terrace, a terrace with a pergola awning of 3.12m2, and a garden on the ground floor of 110.60 m2 (net 10.60m2).

The apartment has two assigned parking spaces (in the garage and outdoors).

Net usable area of the apartment: 80.03 m<sup>2</sup>  
Total calculated area: Net 112.40 m<sup>2</sup> (242.30 m<sup>2</sup>).

Flooring in the apartment and common areas;

Bedrooms, living room, hallway - parquet: oak astig MF1200LHD TENSEO



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**X-MATT AKZENT**

Kitchen, storage, bathroom, toilet - ceramic: Argenta Storm - Cream

Terrace - ceramic: Argenta Gravel Out - Cream

Common areas - ceramic: Argenta Gravel Out - Cream

Heatin...