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|-------------------------------|--------------|
| <b>Code :</b>                 | 29758        |
| <b>Location :</b>             | Rovinj       |
| <b>Building size :</b>        | 130 m2       |
| <b>Lot size :</b>             | 0 m2         |
| <b>Distance from center :</b> | 0 m          |
| <b>Distance from sea :</b>    | 0 m          |
| <b>Seaview :</b>              | No           |
| <b>Floor :</b>                | Ground floor |
| <b>Number of floors :</b>     | 2            |
| <b>Number of rooms :</b>      | 3            |
| <b>Number of bathrooms :</b>  | 3            |
| <b>Year of construction :</b> | 2026         |
| <b>Energy efficiency :</b>    | A+           |
| <b>Parking :</b>              | Yes          |

**Price :** 660.000 €

In one of the most sought-after neighborhoods of Rovinj, an exclusive project featuring only four luxury residences is located, each designed as a completely independent unit with its own outdoor space, a high level of privacy, and top-tier amenities.

The facade is clad in natural travertine stone, while the interior is equipped with Marazzi flooring and ceramics. It features 150 mm triple-glazed aluminum joinery, and underfloor heating is installed in every room.

High-end sanitary ware further elevates the level of equipment, while the A+ energy class ensures high energy efficiency, low consumption, and a comfortable living experience throughout the year.

Special attention has been paid to privacy and comfort – each bedroom has its own bathroom, making the residence ideal for both family living and guest stays.

Apartment S2 is located on the ground floor and spans 129 m<sup>2</sup> of net area, along with an impressive 400 m<sup>2</sup> private garden.

The apartment consists of:

- 3 spacious bedrooms, each with its own bathroom
- a spacious living room
- 400 m<sup>2</sup> private garden
- a heated swimming pool of 28 m<sup>2</sup>
- 2 parking ...