



## listing



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 1,384,750.46

### Localização

Country:	Croácia
State/Region/Province:	Istria
Cidade:	Rovinj
Adicionado:	06/07/2025
Informação adicional:	
Location:	Istarska županija, Rovinj, Rovinj.

Discover this sophisticated three-bedroom duplex apartment for sale in Rovinj, perfectly designed across two levels to combine functionality, comfort, and refined style. With a total area of 190 m<sup>2</sup>, this property is situated on the first and second floors of a contemporary building currently under construction, scheduled for completion in June 2026.

The lower level features a welcoming entrance hall and staircase, a dedicated laundry room, two well-appointed bathrooms, and three bright bedrooms ranging from 12 to 15 m<sup>2</sup>, each offering a serene retreat. A covered loggia provides a quiet outdoor corner to enjoy fresh air.

Ascending to the upper floor, an expansive open-concept living area of 67 m<sup>2</sup> creates an impressive space for relaxing and entertaining, seamlessly extending onto a loggia and a spacious 30 m<sup>2</sup> terrace ideal for al fresco dining. A guest bathroom on this floor enhances convenience for residents and visitors.

This property includes a private garage of 21.1 m<sup>2</sup>, a separate storage room of 11.6 m<sup>2</sup>, two outdoor parking spaces, and a landscaped garden measuring 89.2 m<sup>2</sup>, with the option to install a hot tub on the terrace or in the garden.

Constructed to A+ energy standards, the apartment benefits from advanced passive design, triple-glazed aluminum windows by Schüco, Wicono, or Cortizo, and motorized blinds with built-in anemometers for



optimal protection from strong winds. Safety and comfort are assured through fire- and burglary-resistant entrance doors, a comprehensive alarm and smoke detection system, video intercom, and exterior surveillance.

Premium finishes include bathroom furnishings by Italy's Idea Group, recessed LED lighting throughout, first-class ceramics or parquet flooring, and underfloor heating supported by heat pumps. An independent inverter air conditioning system with Wi-Fi control ensures year-round climate comfort. Buyers can further personalize their home with optional water filtration systems, designer kitchens by DanKüchen, Record Cucine, or The Cut, and centralized ventilation with heat recovery.

This exceptional residence is ideal for those seeking an upscale lifestyle in a vibrant coastal destination.

Rovinj captivates with its picturesque old town, lively marina, and excellent restaurants along the seafront promenade. The area combines rich cultural heritage, crystal-clear beaches, and a welcoming atmosphere that attracts both year-round residents and holidaymakers, making it a valuable investment for the future.

Your satisfaction is our mission. We look forward to future collaboration!

<https://alphaluxegroup.com>

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## Comum

Quartos de dormir: 3

Banheiro: 3

Pés quadrados acabados: 194 m<sup>2</sup>

Floor Number: 1

## Room details

Total rooms: 4

Indoor Features: Fitted kitchen



## Building details

Parking:	Sim
Number of Garages:	1
Número de pisos:	2

## Lease terms

Date Available:

## Informação adicional

URL do site:	<a href="http://www.arkadia.com/RFVY-T3065/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/RFVY-T3065/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	274375
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