



DAMAC d.o.o.

## ALMA DOM INVEST

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<b>Code :</b>	26168
<b>Location :</b>	Rovinj
<b>Building size :</b>	149.50 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	200 m
<b>Seaview :</b>	No
<b>Floor :</b>	2
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	A+
<b>Garage :</b>	Yes
<b>Air conditioning system :</b>	Yes
<b>Elevator :</b>	Yes

**Price :** 1.500.000 €

This exceptional residence is located in a prestigious part of Rovinj, just 200 meters from the Adriatic Sea.

The luxury club is surrounded by centuries-old pine trees, and from the very doorstep you can feel a special atmosphere - the freshness of the sea breeze and the subtle aroma of pine.

Residents of the complex have access to a swimming pool for adults and children, a modern fitness room, a SPA zone and a hammam - everything for the harmony of the body and relaxation of the soul.

### SPACE AND LAYOUT

The total area of

the apartment is 149.5 m<sup>2</sup>, including a spacious terrace of 39.6 m<sup>2</sup>, which turns the home into an oasis of Mediterranean lifestyle.

Studio (43.1 m<sup>2</sup>) - kitchen, dining room and living room in one space, with access to the terrace.

Master bedroom (19 m<sup>2</sup>) with separate bathroom (5.5 m<sup>2</sup>) - a secluded space for relaxation.

Second bedroom (16.4 m<sup>2</sup>) - for guests or children.

Second bathroom (5.4 m<sup>2</sup>) - conveniently located next to the bedroom.

Hallway (11.7 m<sup>2</sup>) with thoughtful storage spaces.

Wardrobe (4.8 m<sup>2</sup>).

Laundry room (4 m<sup>2</sup>) for practical use.



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Each apartment has 1 parking space ...