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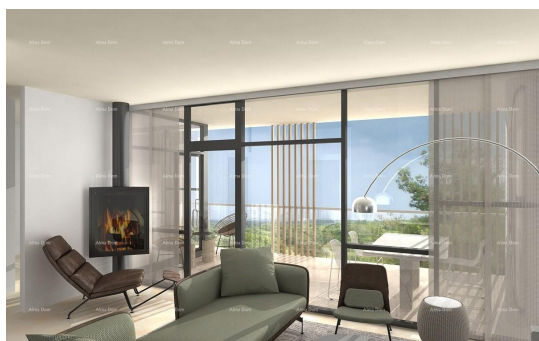
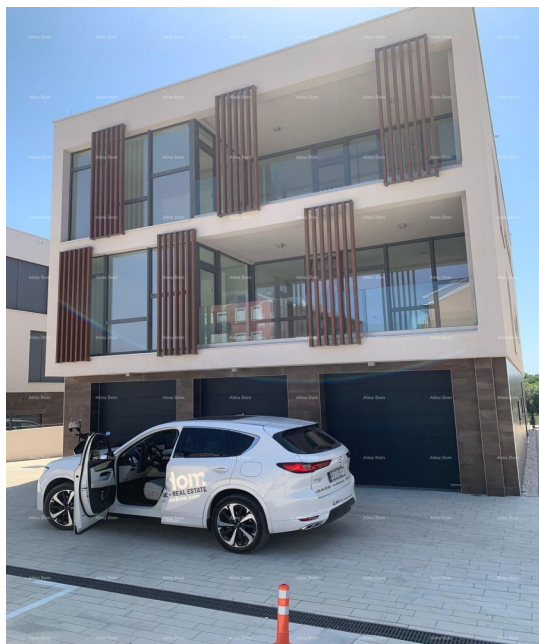
## ALMA DOM INVEST

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<b>Code :</b>	26490
<b>Location :</b>	Rovinj
<b>Building size :</b>	98.60 m <sup>2</sup>
<b>Lot size :</b>	49.10 m <sup>2</sup>
<b>Distance from center :</b>	2000 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>	4
<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 :** 515.000 €

New, modern residential complex in Rovinj.

APARTMENT B, Building B1

Duplex 4-room apartment, south-east orientation.

The ground floor consists of: entrance area, WC, storage/pantry, kitchen and dining room, and living room with internal staircase.

The first floor consists of: two bedrooms, a study, a wardrobe, a bathroom, and a loggia.

Outdoor areas include: covered terrace, terrace with pergola, and a garden of 49.10 m<sup>2</sup> (net 4.91 m<sup>2</sup>).

Additional spaces: allocated outdoor parking space.

The net usable area of the enclosed part of the apartment is 98.6 m<sup>2</sup>.

The total calculated area of the apartment is 109.58 m<sup>2</sup>.

Flooring in the apartment and common areas:

Bedrooms, living room, hallway - Flooring: oak parquet, oak astig MF1200LHD TENSEO X-MATT AKZENT

Kitchen/storage/bathroom/WC - Floor and wall tiles: Argenta storm - cream

Terrace - Floor tiles: Argenta gravel out - cream

Hallway-common areas - Floor tiles: Argenta gravel out - cream (staircases and landings)

Heating in the apartment - Heat pump system



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