



ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

mail: azra@almadominvest.com

web: www.almadominvest.com

info: +44 7375 637471 | +385 98 420 885



Code :	26831
Location :	Rovinj
Building size :	134 m ²
Lot size :	0 m ²
Distance from center :	0 m
Distance from sea :	200 m
Seaview :	No
Floor :	Ground floor
Number of floors :	3
Number of rooms :	2
Number of bathrooms :	2
Year of construction :	2025
Energy efficiency :	A+
Parking :	Yes
Air conditioning system :	Yes
Elevator :	Yes

Price : 1.450.000 €

This exquisite residence is located in a prestigious area of

Rovinj, just 200 meters from the Adriatic Sea. The luxury club house is surrounded by centuries-old pine trees, and from the very threshold 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 area 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 134.1 m², including a spacious terrace of 36.8 m², which turns the home into an oasis of Mediterranean lifestyle.

- Studio (37 m²) - kitchen, dining room and living room in a single space, with access to the terrace.
- Master bedroom (15.8 m²) with a separate bathroom (5.4 m²) — a secluded relaxation area.
- Second bedroom (13.2 m²) — for guests or children.
- Second bathroom (5.3 m²) — conveniently located next to the bedroom.
- Hall (16.4 m²) with thoughtful storage areas.



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- Pantry (1.4 m²) and laundry (2.8 m²) for practical use.

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