

**General information:**

Category	: Three bedroom flats
Type	: For sale
Rooms	: 4
Bathrooms	: 3
Bedrooms	: 3
Square meters	: 190
Floor	: 1

**Description:**

Living at the top is a guarantee of the best view and maximum privacy. Imagine your morning coffee with the beautiful view of Rovinj. In penthouse apartments you will enjoy the spaciousness and beautiful open glass surfaces. The three bedroom flat is spacious and provide the maximum level of comfort in which you will relax after a beautiful day spent at sea, which is only 200 meters away from your property. The net surface of apartment S5 is 185m<sup>2</sup>, and the surface of apartment S6 is 190m<sup>2</sup>. TECHNICAL DESCRIPTION Foundation slab, basement and elevator walls, mezzanine and roof construction, load-bearing columns are reinforced concrete Other load-bearing walls are hollow brick thermo blocks 25-30 cm thick Additional thermal insulation to all unheated spaces Suspended ceilings in apartments made of KNAUF gypsum boards (inside the suspended ceilings there is a complete installation of electricity, heating, lighting, communication) Installation of the highest quality materials and equipment ensured very low energy consumption and high energy standard A + Clear height in apartments 275 cm Elevator Garage spaces and storage in the underground floor Number of bathrooms equal to the number of bedrooms (3 rooms with 3 bathrooms), master bedroom with attached bathroom and terrace separated as a separate unit Ground floor apartments with a large yard In order to ensure the enjoyment of well-lit living spaces, all glazed areas are particularly large, while the living rooms have built-in panoramic walls Spacious terrace pleasant to stay all year round thanks to the southwest orientation where there is a summer kitchen and fireplace / barbecue Smartphone control system for heating and cooling, lighting, blinds and other equipment Top floor and wall coverings (three-layer oak parquet and tiles of large dimensions, stone-covered staircase) The external walls of the building and the roof are thermally insulated with stone wool 10-15 cm, the terraces are waterproofed with the SIKA system or similar. As a source of heat and cooling energy, an inverter hybrid air / water heat pump is provided for each apartment Underfloor heating system is installed throughout the apartment, apartments are additionally heated and cooled with fan coils Built-in sensors for the detection of smoke and carbon monoxide in all residential units for additional security of the entire building External openings are aluminum hardware (SchÃ¼co), safety glass with low E coating, height 250cm, aluminum blinds for sun protection with electric motors Bathroom equipment from renowned manufacturers with high quality built-in faucets, walk-in shower, toilet bowls and cantilever-type bidet with soft close lowering of the board, low-noise drain-supply pipes Hormann entrance doors for apartments are non-combustible T-30 (fireproof and anti-burglary) Interior door of modern design 230 cm high

**Additional information**

Sea distance:	200
Built year:	2023
Completion date:	Q4 2023

**Details:**

1/ Air Conditioner      2/ Floor heating      3/ Luxurious

4/ Storage room            5/ Lift                    6/ Garage  
7/ Under construction    8/ Barbecue

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