



CAPO D'ORO

-ROVINJ-



The apartment is located on the ground floor of a brand-new modern building with 6 luxury apartments in a unique location of great natural beauty next to Golden Cape Forest Park and the picturesque traditional town of Rovinj, ranked alongside Dubrovnik as the most attractive and famous holiday place in Croatia.

This beautiful apartment has been recently built, and feature a modern style with great quality in finishes and details, that make it unique. It has a nice view to the Forest Park and partially to the sea.

The district is greenness and calm. Also, you remain very close to the mains point of interest. Park, beaches, shopping and old town can be easily reached within few minutes' walk or by bicycle. Rovinj's particularity is that there is a place for everything and everything is in one place. Beaches in the Golden Cape Forest Park are between 350 and 900 m away including the popular Lone Bay and Monte Mulini with the elegant waterfront of the five ankers Marina in front of the new Grand Park. The main bus station with the attached old town about 1600 m away. A supermarket is situated at 300 m while bigger supermarkets are just 1400 m away.

The apartment has air conditioning and central heating (air and underfloor heating). This makes possible to maintain a perfect and comfortable temperature all year. The spaces are generous and lightful (130 m<sup>2</sup>), large living room with fireplace and modern kitchen (50 m<sup>2</sup>) facing the covered terrace (extra 30 m<sup>2</sup>) with deck chairs and large table invites you to relax and to chill out, private garden (230 m<sup>2</sup>). Master Bedroom with private bathroom and private office room, Guest Room with private bathroom and separate dressing, large corridor, entry hall, visitor's wc and storage room with washing machine, dryer.

All rooms have daylight windows with curtains and electrical shutters.

The apartment includes one parking place inside the private courtyard (gate can be opened/closed with remote control) and one underground garage (on demand) where two modern touring bicycles at your disposal for free.

Furniture is made with taste, high quality materials and high standard equipment. Duvets and bedding sets are made with premium quality soft materials for a good night's sleep.

#### **Equipment:**

**All Rooms:** Air conditioning and individual central heating (air and underfloor heating) with individual air room climate control, double pane glass windows with one way daylight privacy film, curtains and electric shutters, High-Speed Internet WiFi.

**Master and Guest Bedrooms:** King size bed (180 x 200 Master, 160 x 200 Guest), premium quality soft materials pillows, duvets and bedding sets, night tables, large wardrobe with drawers, separate dressing room (Guest only), separate office room (Master only), make-up table and stool, mirror, clothes valet (Master only), led wall mounted reading lights, extra bedside lamps (Guest only), dimming ceiling led lights, bathrobes, extra towels, sun chair towels, extra bedding sets, electronic safe box, carpet, Bluetooth Sound Music Systems by Bose (Master only).

**Master and Guests Bathroom:** Towel's warmers (winter season only), large shower area with multi spray ceiling fixed and handheld shower heads, sink with tap, drawers underneath and mirror, improved hygienic rimless toilet with separate toilet shower, bidet, hair dryer, trash can, magnifying mirror, towels, bathroom carpets, first-aid kit, antibacterial gel, shaving, dental and manicure sets, tampon bags, soap, liquid soap, shampoo, shower cream, body lotion.

**Visitor WC:** Underfloor heating (winter season only), sink with tap, drawers underneath and mirror, improved hygienic rimless toilet, hair dryer, trash can, hand towels, bathroom carpet, first-aid kit, tampon bags, liquid soap, antibacterial gel, mono use gloves and masks.

**Office room:** Desk with drawers, Galaxy Tab 9.7" by Samsung, HP WiFi/Bluetooth printer/scanner, mirror, different office items (paper, envelopes, pens, stapler...).

**Storage room:** Electronic heating system, washing machine, dryer, cordless vacuum cleaner with extra swappable battery, massage seat cushion, cleaning products, professional portable 3 in 1 steam generator (irons, steams and purifies) with separate iron board, portable drying rack.

**Kitchen:** Modern kitchen and island with \*push to open system, galaxy black granite with small gold flecks and mirror, \*refrigerator, \*freezer, \*dish washer, microwave, oven, induction hob, extractor hood, Nespresso coffee machine, toaster, electric kettle, mixer, different pots, casseroles and cooking pans, all kitchen utensils you may need (slotted spatula, ladle, grater, scissors, wooden spoons, peeler, bottle opener, measuring cup, colander, oven gloves, kitchen knives...), different fine china dinnerware set for 12 (dinner plates, dessert plates, soup plates, bowls, salad and fruits bowls, creams, gravy boats, egg cups, mugs, espresso, tea and coffee cups...), different fine melamine garden dinnerware set for 12 (dinner plates, dessert plates, soup plates, salad bowls, bread baskets, platters, cutlery...), different fine glassware set for 12 (red and white wine glasses, champagne flutes, old fashioned and long drinks glasses, grappa glasses, shooters, carafes, wine decanter...), different fine cutlery set for 12 (dinner knives, forks and spoons, tea and espresso spoons, cake and cheese knives...), different table sets, extendable table, 3 bar stools, large undermount stainless steel sink, kitchen faucet with pull out spray shower, separate trash bins (organic, plastic and paper).

**Living room:** Wall mounted Smart TV 65" screen The Frame by Samsung (Satellite/Internet TV and Art Mode), WiFi/Bluetooth Sound Music Systems by Bose, comfortable leather couch (can be easily converted in bed 140 x 200), coffee table, fireplace, dimming ceiling led lights, dimming wall led lights (with remote control to choose colour and brightness), fixed phone line.

**Terrace and garden:** Extendable glass table, 6 garden chairs, 2 sun chairs, robotic Gardena lawn mowers, underground automatic lawn sprinkler, water tab.

**Underground garage:** 2 City bikes, 2 e-scooters (on demand), 2 inflatables stand up paddle sets 10ft (on demand).