

**ISTRIA ADRIA**  
**Pot za Brdom 102, 1000 Ljubljana**  
**e-mail: info@istria-adria.com**  
**web: istria-adria.com**  
**info: +386 59 200 071**



<b>Code :</b>	11103
<b>Location :</b>	Poreč
<b>Building size :</b>	55.96 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from center :</b>	100 m
<b>Distance from sea :</b>	500 m
<b>Floor :</b>	1
<b>Number of floors :</b>	6
<b>Number of bedrooms :</b>	1
<b>Number of rooms :</b>	1
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2024

**Price :** 385.000 €

For sale is an apartment in a modern residential and commercial complex consisting of 106 premium apartments, 388 parking spaces in garages, and commercial spaces. The complex features two underground and three above-ground levels with galleries, characterized by high construction quality and modern design.

Apartment S31 is located on the first floor and consists of a hallway with a wardrobe, a bathroom, a living room with a kitchen and dining area, and a loggia.

The apartment is delivered on a "turnkey" basis - fully completed and ready for occupancy. The price includes complete bathroom and sanitary equipment, floor coverings (ceramic tiles or laminate flooring), electrical outlets, switches, as well as painted walls and ceilings in white.

Note: The apartment comes with a garage parking space and a storage unit, which are available for an additional fee.

For any additional information and to schedule a viewing of the apartment, please

STAN S31				
br.	naziv prostorije	netto m <sup>2</sup>	koef.	netto x koef. m <sup>2</sup>
1	hodnik + garderoba	8,84	1	8,84
2	kupaonica	6,95	1	6,95
3	kupaonica	1,44	1	1,44
4	kuhinja+db+blag.	31,76	1	31,76
S31 zatvoreno neto:		48,99		48,99
5	loda	9,29	0,75	6,97
S31 sveukupno neto:		58,28		55,96