

## ISTRIA ADRIA

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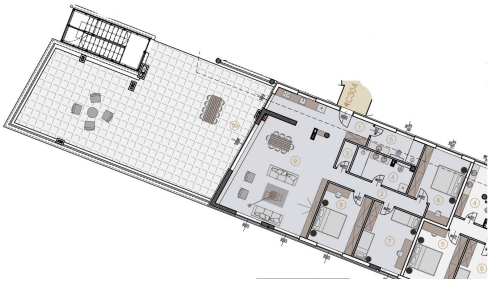
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<b>Code :</b>	11436
<b>Location :</b>	Poreč
<b>Building size :</b>	167.14 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	500 m
<b>Floor :</b>	3
<b>Number of floors :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2024

**Price :** 720.000 €



We are selling a penthouse in a new luxury project located on the 3rd floor of a building with an elevator, consisting of:

- (1) entrance hall: 9.35 m<sup>2</sup>
- (2) bathroom 1: 4.75 m<sup>2</sup>
- (3) bathroom 2: 9.50 m<sup>2</sup>
- (4) hallway: 4.85 m<sup>2</sup>
- (5) storage: 2.00 m<sup>2</sup>
- (6) kitchen: 9.30 m<sup>2</sup>
- (7) living room + dining area: 47.70 m<sup>2</sup>
- (8) room 1: 15.05 m<sup>2</sup>
- (9) room 2: 13.85 m<sup>2</sup>
- (10) room 3: 16.60 m<sup>2</sup>
- (11) terrace: 136.75 m<sup>2</sup> \* coeff. 0.25 = 34.19 m<sup>2</sup>

Thus, the apartment has a total floor area of 270 m<sup>2</sup>, of which the residential enclosed part is 132.95 m<sup>2</sup>, and the rest is a terrace with a beautiful 180-degree sea view. The building is designated for residential and commercial use and is divided into three units: central, southern, and northern volumes. It will have a total of 78 apartments and 18 commercial units. The property includes a swimming pool and an underground garage, where a parking space is allocated to the apartment and included in the price.

For more information, please

