

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

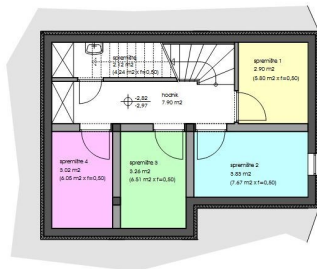
web: istria-adria.com

info: +386 59 200 071



Code :	13658
Location :	Poreč
Building size :	130.57 m2
Garden size :	0.00 m2
Distance from center :	850 m
Distance from sea :	3000 m
Floor :	1
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2023

Price : 437.750 €



We are selling a luxury apartment that offers a beautiful sea view!

The apartment is located in a building with a total of 4 apartments.

It spans two floors.

On the lower floor of apartment 3, there is a hallway, a laundry room with a toilet, a separate large wardrobe, and a bedroom with its own bathroom.

From the hallway, a staircase leads to the upper floor of the apartment, which features an open-plan living room with a kitchen and dining area that opens onto a spacious covered terrace, where a jacuzzi is planned for use, along with 2 more bedrooms and a bathroom.

Lower floor of apartment 3 (1st floor of the building):

- hallway 9.24 m2
- bedroom 13.93 m2
- bathroom 4.21 m2
- toilet/laundry 3.36 m2
- wardrobe 6.63 m2
- staircase 5.18 m2

Upper floor of apartment 3:

- kitchen, dining area, and living room 37.09 m2
- covered terrace 20.42 m2 * coefficient 0.75 = 15.32 m2
- bedroom 12.00 m2
- bedroom 13.65 m2

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071

- bathroom 4.21 m2

TOTAL APARTMENT 3 - 124.82 m2

Parking space 3 - 12.50 m2 * coefficient 0.50 = 2.50 m2

Storage room 3 - 6.51 m2 * coefficient 0.50 = 3.26 m2

TOTAL 130.57 m2

Move-in date is May 2024.

Call us and reserve the apartment!