

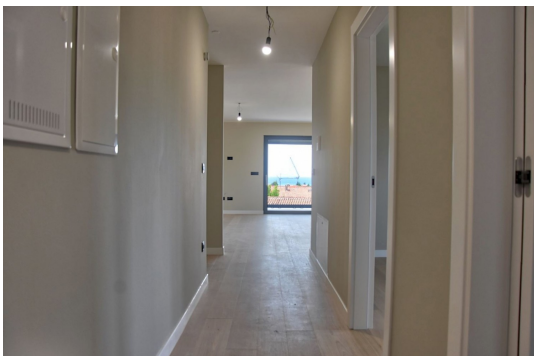
ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	13988
Location :	Poreč
Building size :	253 m2
Garden size :	0.00 m2
Distance from center :	900 m
Distance from sea :	500 m
Floor :	n/a
Number of bedrooms :	5
Number of rooms :	5
Number of bathrooms :	5
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2024

Price : 1.200.000 €

The penthouse consists of:

- apartment with an area of 188 m2
- covered terraces of 29 m2
- roof terrace of 182 m2
- garage area of 24 m2
- storage in the basement of 15 m2
- two parking spaces; one on the ramp in front of the garage entrance and one in the outdoor parking lot in front of the building.

The penthouse consists of a large living room of 68 m2, 5 bedrooms; each bedroom has its own bathroom. A beautiful covered terrace of 29 m2 with a divine 180-degree open view of the sea and the 1400-year-old town of Poreč. The large roof terrace of 188 m2 gives a feeling of strength and power because it is located above all the other houses and has an unobstructed and open 180-degree view of the sea and the old town. Connections have been left on that roof terrace so that a summer kitchen, shower and jacuzzi can be installed. Penthouse is actually like a house for someone who doesn't like to deal with the garden and doesn't want to have maintenance costs, watering costs and grass cutting costs. High quality of construction and availability of all facilities; shopping, cultural, educational and recreational facilities necessary for quality family life are the elements that adorn this penthouse in this urban building with only 5 apartments. Arriving in the garage with your car, you can take the elevator to the penthouse. The owner of the penthouse has a key to take the elevator to the penthouse and can only use it; other tenants cannot. The penthouse is sold unfurnished, the only thing that is equipped are the bathrooms.

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Air conditioning is installed in every room and two air conditioners are installed in the living room. A total of 7 air conditioners.

Living room: 68.28 m²

Bedroom: 13 m²

Bedroom: 13.10 m²

Bedroom: 9.68 m²

Bathroom: 4.30 m²

Bathroom: 4.16 m²

Bathroom: 4.57 m²

Hallway: 11.43 m²

Terrace: 50% 28.94 m² = 14.47 m²

Bedroom: 18.23 m²

Bedroom: 9.68 m²

Bathroom: 4.84 m²

Bathroom: 4.84 m²

Hallway: 7.90 m²

Apartment area: 188.48 m²

Garage: 24.20 m² x 0.50 = 12.10 m²

Storage no. 6: 8.49 m² x 0.50 = 4.20 m²

Warehouse no. 7: 6 m² x 0.50 = 3 m²

Roof terrace: 182.08 m² x 0.25 = 45.52 m²

TOTAL: 253.3 m²