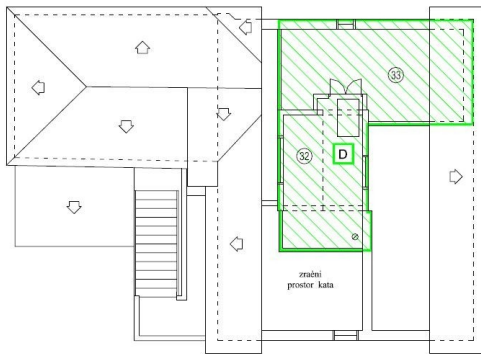
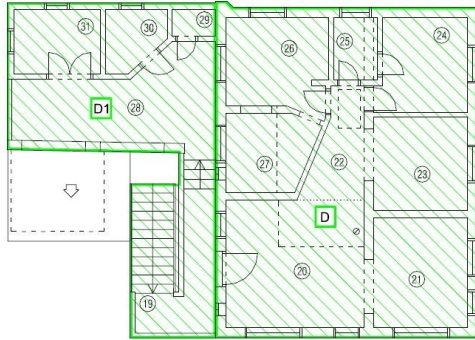


ISTRIA ADRIA**Pot za Brdom 102, 1000 Ljubljana****e-mail: info@istria-adria.com****web: istria-adria.com****info: +386 59 200 071****Posebni dio D**

Etaža	Oznaka	Naziv prostorije	Površina m ²			
			P	k	P × k	
I kat	D	20 Dnevni boravak	17.81	1	17.81	
		21 Kuhinja i blagovaonica	10.02	1	10.02	
		22 Predsoblje	6.00	1	6.00	
		23 Radna soba	8.53	1	8.53	
		24 Soba	8.19	1	8.19	
		25 Kupaonica	2.62	1	2.62	
		26 Soba	9.04	1	9.04	
		27 Kupaonica	6.36	1	6.36	
		Galerija I kata	32 Radna soba	11.88	1	11.88
			33 Spremište	15.35	1	15.35
UKUPNO (posebni dio D)					95.80	
SPOREDNI DIO POSEBNOG DIJELA "D"	D1	19 Otkriveno stubište	12.27	0.25	3.07	
		28 Natkrivena terasa	15.14	0.5	7.57	
		29 WC	1.23	1	1.23	
		30 Ostava	3.31	1	3.31	
	D2	31 Ljetna kuhinja	5.63	1	5.63	
		43 Parkiralište	24.04	0.2	4.81	
SVEUKUPNO (D+D1+D2)					121.42	

Code :	14028
Location :	Poreč
Building size :	121.40 m ²
Garden size :	0.00 m ²
Distance from center :	5000 m
Distance from sea :	5000 m
Floor :	1
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	2
Parking :	Yes
Energy efficiency :	Not specified

Price : 249.000 €

For sale is a spacious and functional apartment with a gallery in Musalež, a quiet neighborhood in close proximity to Poreč.

The apartment is located on the first floor and has 117 m² of usable space, along with an associated parking space of 25 m².

Apartment layout:

- Living room
- Kitchen with dining area
- Hallway
- Three rooms (bedrooms and/or offices)
- Two bathrooms
- Gallery with additional space and storage

The apartment also includes the following ancillary parts:

- Covered terrace
- Open staircase
- Additional toilet
- Storage room
- Summer kitchen
- Parking space

The total calculated area of the apartment, including all associated parts, is 121.42 m².

The apartment is situated in a peaceful environment, ideal for family living or as an investment for rental, with quick access to Poreč and all necessary amenities.

For more information, please