

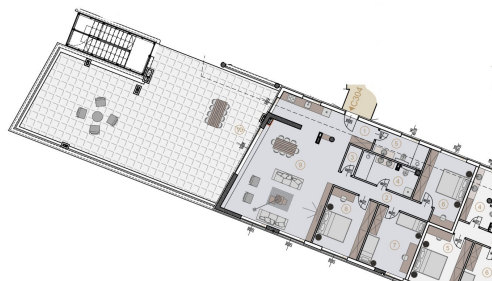
ISTRIA ADRIA

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Code :	14053
Location :	Poreč
Building size :	167.14 m2
Garden size :	0.00 m2
Distance from center :	500 m
Distance from sea :	500 m
Floor :	3
Number of floors :	4
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	2
Seaview :	Yes
Parking :	Yes
Garage :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2024

Price :	720.000 €
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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 m²
- (2) bathroom 1: 4.75 m²
- (3) bathroom 2: 9.50 m²
- (4) hallway: 4.85 m²
- (5) storage: 2.00 m²
- (6) kitchen: 9.30 m²
- (7) living room + dining area: 47.70 m²
- (8) room 1: 15.05 m²
- (9) room 2: 13.85 m²
- (10) room 3: 16.60 m²
- (11) terrace: 136.75 m² * coeff. 0.25 = 34.19 m²

Thus, the apartment has a total floor area of 270 m², of which the residential enclosed part is 132.95 m², 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