

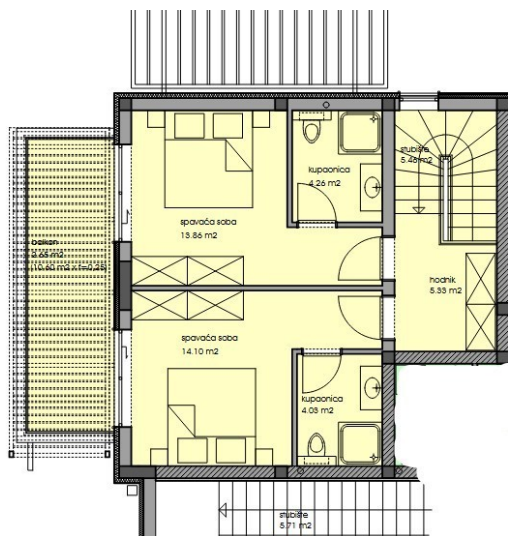
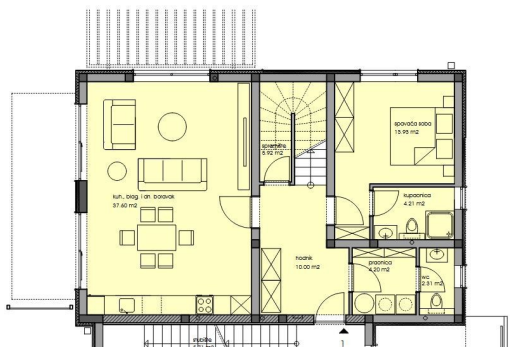
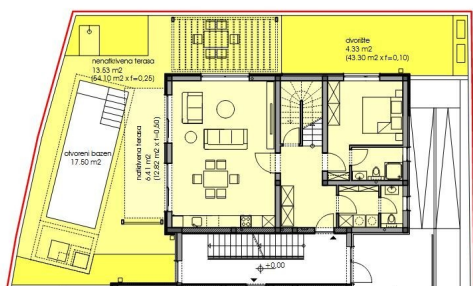
ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	14728
Location :	Poreč
Building size :	169 m ²
Lot size :	100 m ²
Garden size :	0.00 m ²
Distance from center :	500 m
Distance from sea :	2500 m
Floor :	2
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 : 554.000 €

We are selling a luxury apartment in the municipality of Tar with a courtyard and an outdoor pool, and the apartment offers a beautiful view of the sea.

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

The apartment extends over 2 floors. On the ground floor there is a living room with an open-plan kitchen and dining area. Here there is also a laundry room with a toilet and a bedroom with a bathroom.

The outside part of the apartment is surrounded by a terrace and a courtyard with an outdoor pool and a solar shower.

From the hallway, a staircase leads to the upper floor of the apartment, where there are 2 bedrooms, each with its own bathroom and access to a terrace with a small view of the sea.

Ground floor:

- kitchen, dining room and living room 37.60m²
- hallway 10.56 m²
- bedroom 13.93 m²
- bathroom 4.21 m²
- laundry room 4.20 m²
- toilet 2.31 m²
- storage room (under the stairs) 3.01 m²
- staircase 4.90 m²
- covered terrace 12.90 m²*coefficient 0.50=6.45 m²
- outdoor pool 17.50 m²
- courtyard terrace 54.10 x 0.20 = 10.82 m²

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- courtyard $43.30 \text{ m}^2 \times \text{coefficient } 0.10 = 4.33 \text{ m}^2$
- parking 12.50 m^2

Upper floor of the apartment:

- staircase 4.90 m^2
- hallway 5.33 m^2
- bedroom 13.86
- with bathroom 4.26 m^2
- bedroom 14.10 m^2
- with bathroom 4.03 m^2
- balcony $10.60 \text{ m}^2 \times \text{coefficient } 0.25 = 2.65 \text{ m}^2$

TOTAL APARTMENT 1 - usable area 145.80 m^2

Storage room 1 - $5.80 \text{ m}^2 \times \text{coefficient } 0.50 = 2.90 \text{ m}^2$

TOTAL 169.45 m^2

The apartments are equipped with:

- exterior joinery Aluminum and PVC with mosquito nets and electric shutters
 - interior doors wood
 - entrance doors burglar-proof and fire-proof
 - ceramics in the living room, hallway and bathrooms
 - bedrooms three-layer oak parquet
 - interior stair treads wood oak
 - smooth plastered walls, painted white
 - floor electric heating in the living room and bathrooms + inverter air conditioning in all rooms
 - the cable for the electric charger brought to the parking place
 - swimming pools for apartments 1 and 2 fully furnished and in operation
 - the environment is completely arranged
 - Internet and TV installations in all rooms
- AVAILABLE! USAGE LICENSE!