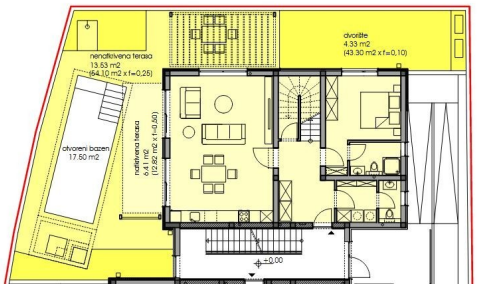
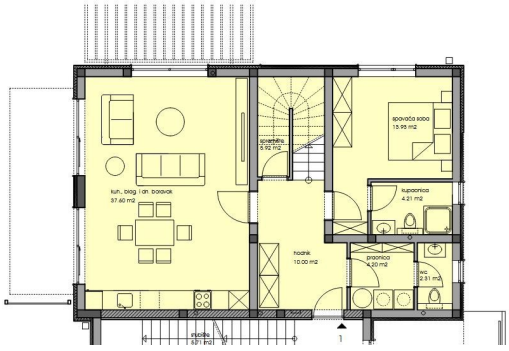
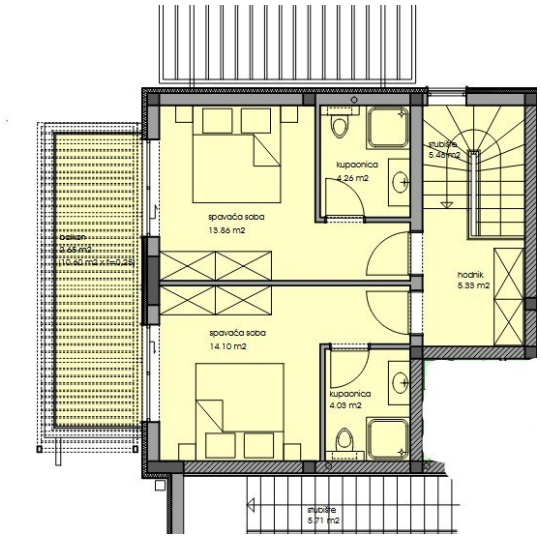
ISTRIA ADRIA
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Code :	14728
Location :	Poreč
Building size :	169 m2
Lot size :	100 m2
Garden size :	0.00 m2
Distance from center :	500 m
Distance from sea :	2500 m
Floor :	2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	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 m2*coefficient 0.10= 4.33 m2
- parking 12.50 m2

Upper floor of the apartment:
- staircase 4.90 m2
- hallway 5.33 m2
- bedroom 13.86
- with bathroom 4.26 m2
- bedroom 14.10 m2
- with bathroom 4.03 m2
- balcony 10.60 m2*coefficient 0.25 =2.65 m2

TOTAL APARTMENT 1 - usable area 145.80 m2
Storage room 1 - 5.80m2*coefficient 0.50 =2.90 m2
TOTAL 169.45 m2

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!