

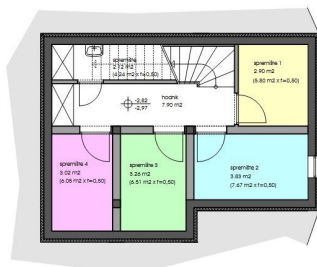
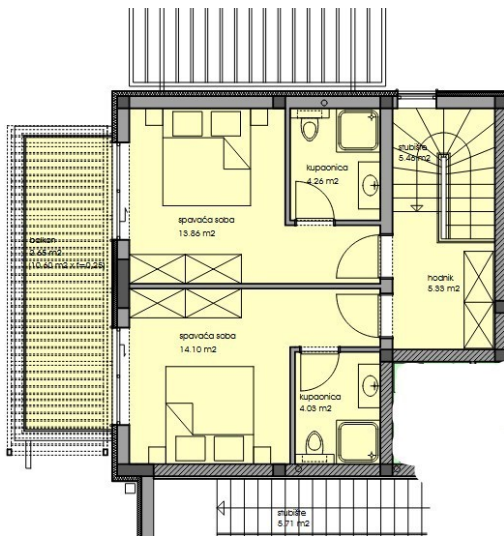
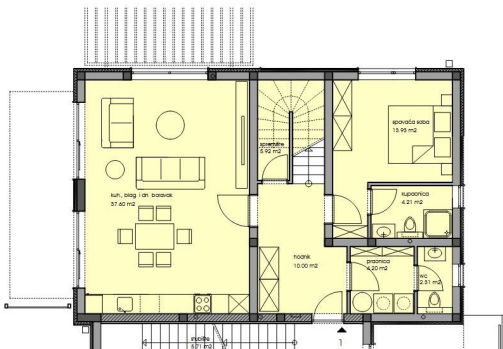
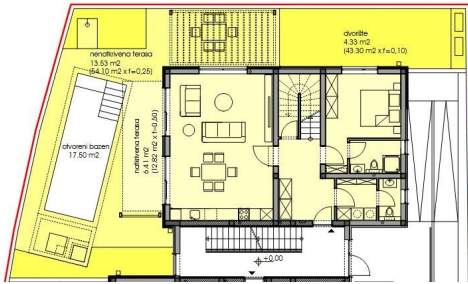
## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	08043
<b>Location :</b>	Poreč
<b>Building size :</b>	169 m2
<b>Lot size :</b>	100 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	2500 m
<b>Floor :</b>	2
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2023

**Price :** 538.500 €

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  $12.50 \text{ m}^2$

Upper floor of the apartment:

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

TOTAL APARTMENT 1 - usable area  $145.80 \text{ m}^2$

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

TOTAL  $169.45 \text{ m}^2$

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!