

## ISTRIA ADRIA

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### STAN C208

| br.                      | naziv prostorije      | netto m <sup>2</sup> | koef. | netto x koef. m <sup>2</sup> |
|--------------------------|-----------------------|----------------------|-------|------------------------------|
| 1                        | Hodnik + garderoba    | 3,35                 | 1     | 3.35                         |
| 2                        | Kupaonica             | 5,69                 | 1     | 5.69                         |
| 3                        | Spavaća soba          | 10,73                | 1     | 10.73                        |
| 4                        | Spavaća soba          | 10,74                | 1     | 10.74                        |
| 5                        | Kuh.+blag.+dn.boravak | 25,66                | 1     | 25.66                        |
| STAN C208 zatvoreno neto |                       | 56.17                |       | 56.17                        |

|                               |                      |
|-------------------------------|----------------------|
| <b>Code :</b>                 | 08200                |
| <b>Location :</b>             | Poreč                |
| <b>Building size :</b>        | 56.17 m <sup>2</sup> |
| <b>Garden size :</b>          | 0.00 m <sup>2</sup>  |
| <b>Floor :</b>                | 2                    |
| <b>Number of floors :</b>     | 4                    |
| <b>Number of bedrooms :</b>   | 2                    |
| <b>Number of rooms :</b>      | 2                    |
| <b>Number of bathrooms :</b>  | 1                    |
| <b>Parking :</b>              | Yes                  |
| <b>Garage :</b>               | Yes                  |
| <b>Basement :</b>             | Yes                  |
| <b>Air conditioning :</b>     | Yes                  |
| <b>Energy efficiency :</b>    | A+                   |
| <b>Year of construction :</b> | 2022                 |

Price : 264.842 €

The residential-business building is divided into three units, the central, southern and northern volumes. It will have a total of 78 apartments and 18 business units. The building has a swimming pool and an underground garage.

The apartments are sold on a "turnkey" system with a fully equipped bathroom (furniture and sanitary ware), floor coverings in all rooms (class 1 ceramics, laminate), with installed electrical installations, built-in air conditioning, internal carpentry, external PVC or ALU carpentry, burglar-proof and fire-proof entrance doors, antenna system, UTP network, and white walls and ceilings.

Special attention was also paid to the design and arrangement of green areas.

Apartment C208 is located on the second floor of the central building and consists of: hallway + wardrobe, living room with kitchen and dining room, 2 bedrooms and bathroom.

\*Note: A garage parking space, as well as a storage room, are purchased additionally.

For more information, please

