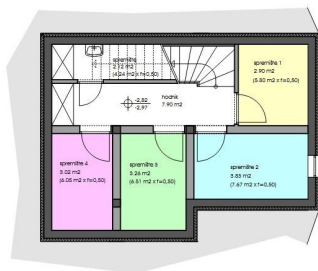


ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
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Code :	09954
Location :	Poreč
Building size :	130.57 m ²
Garden size :	0.00 m ²
Distance from center :	850 m
Distance from sea :	3000 m
Floor :	1
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2023

Price : 437.750 €



We are selling a luxury apartment that offers a beautiful sea view!

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

It spans two floors.

On the lower floor of apartment 3, there is a hallway, a laundry room with a toilet, a separate large wardrobe, and a bedroom with its own bathroom.

From the hallway, a staircase leads to the upper floor of the apartment, which features an open-plan living room with a kitchen and dining area that opens onto a spacious covered terrace, where a jacuzzi is planned for use, along with 2 more bedrooms and a bathroom.

Lower floor of apartment 3 (1st floor of the building):

- hallway 9.24 m²
- bedroom 13.93 m²
- bathroom 4.21 m²
- toilet/laundry 3.36 m²
- wardrobe 6.63 m²
- staircase 5.18 m²

Upper floor of apartment 3:

- kitchen, dining area, and living room 37.09 m²
- covered terrace 20.42 m² * coefficient 0.75 = 15.32 m²
- bedroom 12.00 m²
- bedroom 13.65 m²

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- bathroom 4.21 m²

TOTAL APARTMENT 3 - 124.82 m²

Parking space 3 - 12.50 m² * coefficient 0.50 = 2.50 m²

Storage room 3 - 6.51 m² * coefficient 0.50 = 3.26 m²

TOTAL 130.57 m²

Move-in date is May 2024.

Call us and reserve the apartment!