



<b>Code :</b>	15117
<b>Location :</b>	Poreč
<b>Building size :</b>	130.57 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	Yes
<b>Floor :</b>	1
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	A+
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

**Price : 435.600 €**

We are selling a luxury apartment in the municipality of Tar with a wonderful view of the sea!

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

The apartment extends over 2 floors.

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

From the corridor, the staircase leads to the upper floor of the apartment, where there is a living room with an open-plan kitchen and dining room with access to a spacious covered terrace, where the use of the jacuzzi is provided, 2 bedrooms and a bathroom.

Lower floor of apartment 3 (1st floor):

- corridor 9.24 m<sup>2</sup>
- bedroom 13.93 m<sup>2</sup>
- bathroom 4.21m<sup>2</sup>
- WC/laundry room 3.36 m<sup>2</sup>
- dressing room 6.63 m<sup>2</sup>
- staircase 5.18 m<sup>2</sup>

Upper floor of apartment 3:

- kitchen, dining room and living room 37.09m<sup>2</sup>
- covered terrace 20.42 m<sup>2</sup>\*coef.0.75=15.32 m<sup>2</sup>
- bedroom 12.00m<sup>2</sup>
- bedroom 13.65 m<sup>2</sup>
- bathroom 4.21 m<sup>2</sup>



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TOTAL APARTMENT 3 - 124.82m<sup>2</sup>

Parking space 3 - 12.50 m<sup>2</sup>\*coef.0.50=2.50 m<sup>2</sup>

Storage room 3 - 6.51 m<sup>2</sup>\*coef.0.50=3.26 m<sup>2</sup>

TOTAL 130.57 m<sup>2</sup>

Moving in is at the 5/2024.

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