



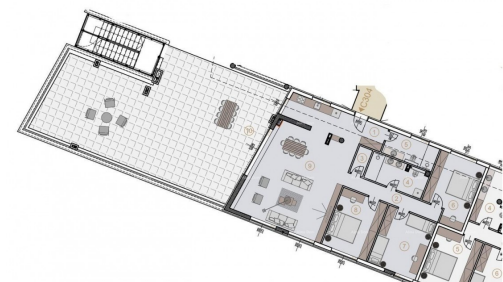
## ALMA DOM INVEST

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<b>Code :</b>	19701
<b>Location :</b>	Poreč
<b>Building size :</b>	167.14 m2
<b>Lot size :</b>	0 m2
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	500 m
<b>Seaview :</b>	Yes
<b>Floor :</b>	3
<b>Number of floors :</b>	4
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	A+
<b>Garage :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes
<b>Elevator :</b>	Yes

Old price : 855.000 €

**New price :** 812.000 €

We are selling a penthouse in a new luxury project located on the 3rd floor of a building with an elevator and consisting of:

- (1) entrance hall: 9.35 m2
- (2) bathroom 1: 4.75 m2
- (3) bathroom 2: 9.50 m2
- (4) hallway: 4.85 m2
- (5) storage room: 2.00 m2
- (6) kitchen: 9.30 m2
- (7) living room + dining room: 47.70 m2
- (8) bedroom 1: 15.05 m2
- (9) bedroom 2: 13.85 m2
- (10) bedroom 3: 16.60 m2
- (11) terrace: 136.75 m2 \* coef. 0.25 = 34.19 m2

Therefore, the apartment has a floor area of

270 m2, of which the residential closed part is 132.95 m2, and the rest is a terrace with a beautiful 180-degree sea view.

The residential-commercial building is divided into three units, the central, southern and northern volume. In total, it will have 78 apartments and 18 commercial units. The building has a swimming pool and an underground garage, where the apartment also has a garage parking space, included in the price.



DAMAC d.o.o.

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