



DAMAC d.o.o.

## ALMA DOM INVEST

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|                                  |                    |
|----------------------------------|--------------------|
| <b>Code :</b>                    | 25650              |
| <b>Location :</b>                | Poreč              |
| <b>Building size :</b>           | 169 m <sup>2</sup> |
| <b>Lot size :</b>                | 100 m <sup>2</sup> |
| <b>Distance from center :</b>    | 500 m              |
| <b>Distance from sea :</b>       | 2500 m             |
| <b>Seaview :</b>                 | Yes                |
| <b>Floor :</b>                   | Ground floor       |
| <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 :** 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 37.60m<sup>2</sup>
- hallway 10.56 m<sup>2</sup>
- bedroom 13.93 m<sup>2</sup>
- bathroom 4.21 m<sup>2</sup>
- laundry room 4.20 m<sup>2</sup>
- toilet 2.31 m<sup>2</sup>
- storage room (under the stairs) 3.01 m<sup>2</sup>
- staircase 4.90 m<sup>2</sup>
- covered terrace 12.90 m<sup>2</sup>\*coefficient 0.50=6.45 m<sup>2</sup>
- outdoor pool 17.50 m<sup>2</sup>
- courtyard terrace 54.10 x 0.20 = 10.82 m<sup>2</sup>
- courtyard 43.30 m<sup>2</sup>\*coefficient 0.10= 4.33 m<sup>2</sup>
- parking 12.50 m<sup>2</sup>...

