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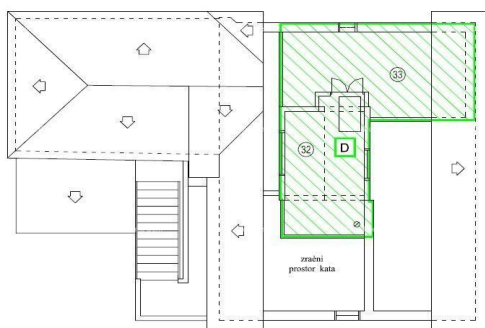
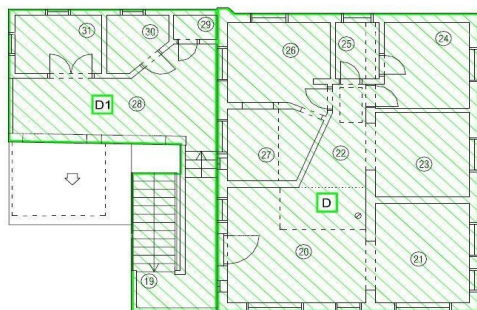
ALMA DOM INVEST

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Code :	27183
Location :	Poreč
Building size :	121.40 m ²
Lot size :	0 m ²
Distance from center :	5000 m
Distance from sea :	5000 m
Seaview :	No
Floor :	1
Number of floors :	2
Number of rooms :	3
Number of bathrooms :	2
Year of construction :	n/a
Energy efficiency :	Not specified
Parking :	Yes

Price : 249.000 €

For sale is a spacious and functional apartment with a gallery in Musalež, a quiet neighborhood in close proximity to Poreč.

The apartment is located on the first floor and has 117 m² of usable space, along with an associated parking space of 25 m².

Apartment layout:

- Living room
- Kitchen with dining area
- Hallway
- Three rooms (bedrooms and/or offices)
- Two bathrooms
- Gallery with additional space and storage

The apartment also includes the following ancillary parts:

- Covered terrace
- Open staircase
- Additional toilet
- Storage room
- Summer kitchen
- Parking space

The total calculated area of the apartment, including all associated parts, is 121.42 m².

The apartment is situated in a peaceful environment, ideal for family living or as an investment for rental, with quick access to Poreč and all necessary amenities.

Posebni dio D

Etaža	Oznaka	Naziv prostorije	Površina m ²		
			P	k	P × k
I kat	D	20 Dnevni boravak	17,81	1	17,81
		21 Kuhinja i blagovaonica	10,02	1	10,02
		22 Predsoblje	6,00	1	6,00
		23 Radna soba	8,53	1	8,53
		24 Soba	8,19	1	8,19
		25 Kupaonica	2,62	1	2,62
		26 Soba	9,04	1	9,04
Galerija I kata	D	27 Kupaonica	6,36	1	6,36
		32 Radna soba	11,88	1	11,88
		33 Spremište	15,35	1	15,35
UKUPNO (posebni dio D)					95,80
SPOREDNI DIO POSEBNOG DUELA 'D'	D1	19 Otkriveno stubište	12,27	0,25	3,07
		28 Natkrivena terasa	15,14	0,5	7,57
		29 WC	1,23	1	1,23
		30 Ostava	3,31	1	3,31
		31 Ljetna kuhinja	5,63	1	5,63
	D2	43 Parkiralište	24,04	0,2	4,81
SVEUKUPNO (D+D1+D2)					121,42



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