



Code :	00852
Location :	Poreč
Building size :	253 m ²
Lot size :	0 m ²
Distance from center :	500 m
Distance from sea :	500 m
Floor :	2
Number of floors :	2
Number of rooms :	6
Number of bedrooms :	5
Number of bathrooms :	5
Seaview :	Yes
Parking :	Yes
Garage :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2022
Energy efficiency :	Not specified

Price : on request €

Poreč, The apartment for sale will consist of a large living room, kitchen and dining room. The apartment will have 5 bedrooms and 5 bathrooms. The quality of this apartment is its location itself; only 500 meters from the sea, so you can walk to the beach. The distance to Freedom Square in the city center is 1.3 km.

The quality of construction and availability of contents, commercial, cultural, educational and recreational facilities necessary for quality family life are the elements that will decorate the apartments in this urban villa with only 5 apartments.

The apartment will have its own measurement of water, electricity and gas consumption. The predicted peak power for is 11.5 kw

This apartment is a real penthouse with a beautiful terrace, and in nature it is actually like a house for someone who does not like a garden, having costs to maintain it.

HEATING:

The apartment will have independent gas underfloor heating as well as hot water preparation via a gas boiler. Each room will have room thermostats to regulate the temperature in the room.

A wood-burning fireplace will be installed in the apartment.



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COOLING:

Air conditioners will be installed in every room as well as in the living room. A total of 4 (four) indoor units.

The floors in the apartment are provided with ceramic tiles in the kitchen, bathrooms and hallway. In the living room and bedrooms, there is an oak parquet with a purchase price of HRK 400/m². The customer can choose the ceramic tiles of his choice. The price of the apartment includes the purchase price of the tiles in the amount of HRK 300/m². Likewise, the customer has the option to choose the model and color of the room door, the color of the interior walls; In a way, the buyer becomes his own architect and gets the apartment he really wants.

The apartment will have its own measurement of water, electricity and gas consumption. The predicted peak power for apartment A is 7.36 kw.

Each apartment will have a telephone connection. We also installed pipes for the possibility of installing optical cables so that later there is no saving in apartments.

The building will have a Khone elevator.

The staircase will be covered with stone, as will the inner benches.

The entrance door to the apartments will be anti-burglary.

The parking lot will be paved. An intercom with a video camera will be installed at the door for the pedestrian entrance to the building. We will install mailboxes for each apartment.

Living room: 68.28 m²

Bedroom: 13 m²

Bedroom: 13.10 m²

Bedroom: 9.68 m²

Bathroom: 4.30 m²

Bathroom: 4.16 m²

Bathroom: 4.57 m²

Hallway: 11.43 m²

Terrace: 50% 28.94 m² = 14.47 m²

Bedroom: 18.23 m²

Bedroom: 9.68 m²

Bathroom: 4.84 m²

Bathroom: 4.84 m²

Hallway: 7.90 m²

Apartment area: 188.48 m²

Garage: 24.20 m² x 0.50 = 12.10 m²

Storage no. 6: 8.49 m² x 0.50 = 4.20 m²

Warehouse no. 7: 6 m² x 0.50 = 3 m²

Roof terrace: 182.08 m² x 0.25 = 45.52 m²

TOTAL: 253.3 m²