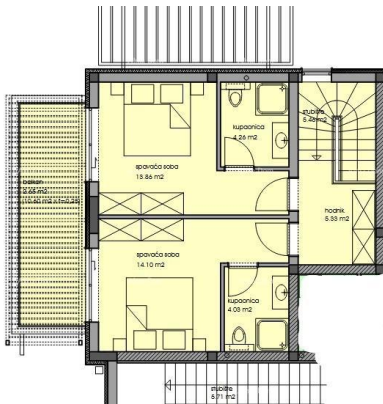
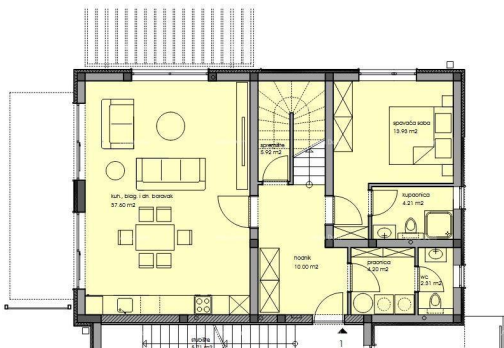
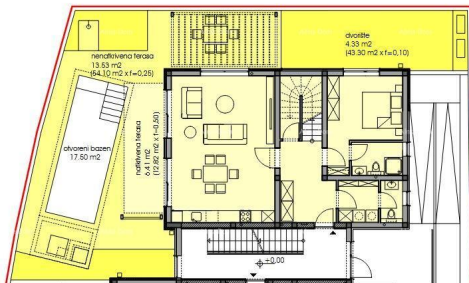




Reference :	30470
Location :	Poreč, Tar
Floor area :	169 m2
Plot size :	100 m2
Distance to centre :	500 m
Distance to sea :	2500 m
Sea view :	Yes
Floor :	2
Parking :	Yes
Floors :	2
Bedrooms :	3
Bathrooms :	3
Air conditioning :	Yes
Energy rating :	A+
Year built :	2023
Title deed :	Yes
Building permit :	Yes
Use permit :	Yes
Registered as separate units :	Yes

Price : 554.000 €

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 37.60m2
- hallway 10.56 m2
- bedroom 13.93 m2
- bathroom 4.21 m2
- laundry 4.20 m2

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- toilet 2.31 m²
- storage room (under the stairs) 3.01 m²
- staircase 4.90 m²
- covered terrace $12.90 \text{ m}^2 \times \text{coefficient } 0.50 = 6.45 \text{ m}^2$
- outdoor pool 17.50 m²
- courtyard terrace $54.10 \times 0.20 = 10.82 \text{ m}^2$
- courtyard $43.30 \text{ m}^2 \times \text{coefficient } 0.10 = 4.33 \text{ m}^2$
- parking 12.50 m²

Upper floor of the apartment:

- staircase 4.90 m²
- hallway 5.33 m²
- bedroom 13.86
- with bathroom 4.26 m²
- bedroom 14.10 m²
- with bathroom 4.03 m²
- balcony $10.60 \text{ m}^2 \times \text{coefficient } 0.25 = 2.65 \text{ m}^2$

TOTAL APARTMENT 1 - usable area 145.80 m²

Storage room 1 - $5.80 \text{ m}^2 \times \text{coefficient } 0.50 = 2.90 \text{ m}^2$

TOTAL 169.45 m²

The apartments are equipped with:

- exterior joinery Aluminum and PVC with mosquito nets and electric shutters
- interior doors wood
- entrance doors burglar-proof and fire-proof
- ceramics in the living room, hallway and bathrooms
- bedrooms three-layer oak parquet
- interior stair treads wood oak
- smooth plastered walls, painted white
- floor electric heating in the living room and bathrooms + inverter air conditioning in all rooms
- the cable for the electric charger brought to the parking place
- swimming pools for apartments 1 and 2 fully furnished and in operation
- the environment is completely arranged
- Internet and TV installations in all rooms

AVAILABLE! USAGE LICENSE!

Info:

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