



<b>Code :</b>	01338
<b>Location :</b>	Poreč
<b>Building size :</b>	117 m2
<b>Garden size :</b>	98 m2
<b>Distance from city :</b>	0 m
<b>Distance from sea :</b>	500 m
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms / WC :</b>	3 / 0
<b>Year of construction :</b>	2022
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Elevator :</b>	Yes
<b>Balcony :</b>	Yes
<b>Internet :</b>	Yes
<b>Climate :</b>	Yes
<b>Heating - Electricity :</b>	Yes
<b>Heating - Underfloor :</b>	Yes
<b>Heating - Fireplace :</b>	Yes
<b>Depository :</b>	Yes
<b>Alarm :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Current implemented :</b>	Yes
<b>Conducted water :</b>	Yes
<b>Sewage implemented :</b>	Yes
<b>Asphalted :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

Price : on request €

S10

QUALITY CONSTRUCTION-URBAN VILLA WITH 5 APARTMENTS

The apartment will consist of a large living room, kitchen and dining room. The apartment will have 3 bedrooms and 3 bathrooms. Attractive location just 500 meters from the sea.

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

HEATING:

The apartment will have independent underfloor heating with gas as with the preparation of hot water through a gas boiler. Each room will have room thermostats to regulate the temperature in the room. The apartment will have a wood burning fireplace.

COOLING:



**ISTRA PLUS REAL ESTATE**

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

Ceramic tiles are provided on the floors in the apartment in the kitchen, bathrooms and hallway. In the living room and bedrooms, oak parquet is planned at a purchase price of 400 kn / m<sup>2</sup>. The customer can choose the ceramic tiles of their choice. The price of the apartment includes the purchase price of tiles in the amount of 300 kn / m<sup>2</sup>. Also, the customer has the opportunity to choose the model and color of the room door, the color of the interior walls.

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

Each apartment will have a telephone connection. Tubes for the possibility of installing optical cables have also been installed

The building will have a Khone elevator.

The staircase will be lined with stone, as will the interior benches.

The front door to the apartments will be burglar-proof.

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. Each apartment gets mailboxes.

Apartment area: 101.56 m<sup>2</sup>

Parking: 12.50 m<sup>2</sup> x 0.25 = 3m<sup>2</sup>

Storage: 6.73 m<sup>2</sup> x 0.50 = 3.36 m<sup>2</sup>

Environment: 98 m<sup>2</sup> x 0.10 = 9.80 m<sup>2</sup>

TOTAL: 117.72 m<sup>2</sup>