



1. kat / 1 st floor



A104

br.	prostorija	površina	kf	površina	
01	ULAZNI HODNIK	8.42	1	8.42 m ²	
02	WC	1.66	1	1.66 m ²	
03	KUHINJA	6.91	1	6.91 m ²	
04	KUPAONICA	4.51	1	4.51 m ²	
05	BORAVAK	28.18	1	28.18 m ²	
06	SOBA 1	12.29	1	12.29 m ²	
07	SOBA 2	12.13	1	12.13 m ²	
08	BALKON	11.68	0.5	5.84 m ²	
	STAN	85.78		79.94 m ²	
9	PGM	9	16.50	0.5	8.25 m ²
10	SPREM.	22	6.08	0.5	3.04 m ²
	UKUPNO	108.36		91.23 m ²	

Code : 01722

Location : Poreč

Building size : 91.23 m²

Garden size : 0 m²

Distance from city : 0 m

Distance from sea : 800 m

Floor : 1

Number of floors : 0

Number of rooms : 3

Number of bedrooms : 2

Number of bathrooms / WC : 1 / 1

Year of construction : 2025

Energy efficiency : A+

Parking lot : Yes

Garage : Yes

Elevator : Yes

Balcony : Yes

Climate : Yes

Heating - Electricity : Yes

Heating - Underfloor : Yes

Carpentry - ALU/PVC : Yes

Depository : Yes

Agency commission : 3 % + PDV

Price : 337.500 €

S110

Luxury newly built residential complex in Poreč, only 800 m from the sea, beautiful beaches and the historic center of the city.

APARTMENT A104

Apartment on the 1st floor of 85,78 m², consists of 2 bedrooms, kitchen, dining room and living room, bathroom, toilet and balcony.

The apartment has a garage parking space marked PGM 9, and a storage room.

The building will be equipped with an elevator with an entrance station in the garage to each floor. The exterior and interior decoration of the building and apartments will meet high construction quality criteria as well as a high energy certificate A+: thermal facade system, storey heating and cooling system with inverter air conditioners in the living area of the apartment and all rooms, top quality Italian ceramics and first-class laminates, entrance anti-burglary doors with coded keys, residential carpentry made of high-quality PVC/ALU profiles glazed with double IZO glass filled with argon, electric underfloor heating in bathrooms, etc.

Mediterranean plants and trees are planned to be planted in the building's surroundings.



ISTRA PLUS REAL ESTATE

Istarskog razvoda 19, 52440 Poreč

mail: info@istraplus-realestate.com

web: www.istraplus-realestate.com

info: +385 91 521 8871

Completion of construction: March 2025