



### A304

br.	prostorija	površina	kf	površina	
01	ULAZNI HODNIK	8.49	1	8.49 m <sup>2</sup>	
02	WC	1.60	1	1.60 m <sup>2</sup>	
03	KUHINJA	4.92	1	4.92 m <sup>2</sup>	
04	KUPAONICA	4.47	1	4.47 m <sup>2</sup>	
05	IZBA	1.29	1	1.29 m <sup>2</sup>	
06	BORAVAK	21.73	1	21.73 m <sup>2</sup>	
07	SOBA 1	12.69	1	12.69 m <sup>2</sup>	
08	SOBA 2	11.58	1	11.58 m <sup>2</sup>	
09	BALKON	13.79	0.5	6.90 m <sup>2</sup>	
	STAN	80.56		73.67 m <sup>2</sup>	
10	PGM	26	17.82	0.5	8.91 m <sup>2</sup>
11	SPREM.	9	3.75	0.5	1.88 m <sup>2</sup>
	UKUPNO	102.13		84.46 m <sup>2</sup>	

**Code :** 01733

**Location :** Poreč

**Building size :** 84.46 m<sup>2</sup>

**Garden size :** 0 m<sup>2</sup>

**Distance from city :** 0 m

**Distance from sea :** 800 m

**Floor :** 3

**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 :** 331.770 €

S121

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

APARTMENT A304

Apartment on the 3rd floor of 80,56 m<sup>2</sup>, consists of 2 bedrooms, kitchen, dining room and living room, bathroom, toilet, pantry and balcony.

The apartment has a garage parking space marked PGM 26, 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](mailto:info@istraplus-realestate.com)**

**web: [www.istraplus-realestate.com](http://www.istraplus-realestate.com)**

**info: +385 91 521 8871**

Completion of construction: March 2025