



<b>Code :</b>	15075
<b>Location :</b>	Poreč
<b>Building size :</b>	152.13 m2
<b>Lot size :</b>	100 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	Yes
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	4
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	A+
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

**Price : 540.400 €**

We are selling a luxury apartment in the municipality of Tar with a yard and an outdoor pool, and the apartment offers a wonderful view of the sea. The apartment is located in a building with a total of 4 apartments. The apartment extends over 2 floors. In the ground floor there is a living room with an open kitchen and dining room. There is also a laundry room with a toilet and a bedroom with its own bathroom. On the ground floor, the apartment is surrounded by a terrace and a yard with an outdoor swimming pool. From the hallway, the staircase leads to the upper floor of the apartment, where there are 2 bedrooms, each with its own bathroom and access to the terrace.

**Ground floor:**

- kitchen, dining room and living room 37.60m2
- hallway 10 m2
- bedroom 13.93 m2
- bathroom 4.21 m2
- laundry room 4.20 m2
- WC 2.31 m2
- storage room (under the stairs) 5.92 m2
- staircase 5.46 m2
- covered terrace  $12.82 \text{ m}^2 \times \text{coef.} 0.50 = 6.41 \text{ m}^2$
- uncovered terrace  $54.10 \text{ m}^2 \times \text{coef.} 0.25 = 13.53 \text{ m}^2$
- yard  $43.30 \text{ m}^2 \times \text{coef.} 0.10 = 4.33 \text{ m}^2$

**Upper floor of the apartment:**



**DAMAC d.o.o.**

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- corridor 5.33 m2
- bedroom 13.86
- with bathroom 4.26 m2
- bedroom 14.10 m2
- W...