



DAMAC d.o.o.

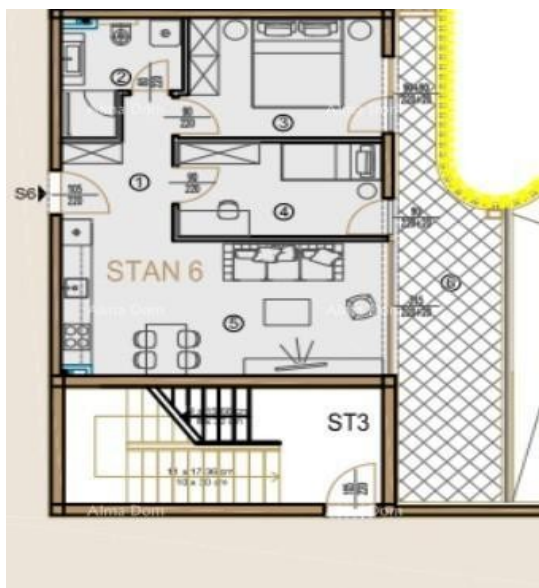
## ALMA DOM INVEST

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| STAN S6            |                    |                      |       |                              |
|--------------------|--------------------|----------------------|-------|------------------------------|
| br.                | naziv prostorije   | netto m <sup>2</sup> | koef. | netto x koef. m <sup>2</sup> |
| 1                  | hodnik + garderoba | 5,06                 | 1     | 5,06                         |
| 2                  | kupaonica          | 5,12                 | 1     | 5,12                         |
| 3                  | spavaća soba       | 10,92                | 1     | 10,92                        |
| 4                  | spavaća soba       | 8,87                 | 1     | 8,87                         |
| 5                  | kuhinja+db+blag.   | 20,89                | 1     | 20,89                        |
| S6 zatvoreno neto: |                    | 50,86                |       | 50,86                        |
| 6                  | lođa               | 17,64                | 0,75  | 13,23                        |
| S6 sveukupno neto: |                    | 68,50                |       | 64,09                        |



|                                  |                      |
|----------------------------------|----------------------|
| <b>Code :</b>                    | 26868                |
| <b>Location :</b>                | Poreč                |
| <b>Building size :</b>           | 64.09 m <sup>2</sup> |
| <b>Lot size :</b>                | 0 m <sup>2</sup>     |
| <b>Distance from center :</b>    | 100 m                |
| <b>Distance from sea :</b>       | 500 m                |
| <b>Seaview :</b>                 | No                   |
| <b>Floor :</b>                   | 1                    |
| <b>Number of floors :</b>        | 5                    |
| <b>Number of rooms :</b>         | 2                    |
| <b>Number of bathrooms :</b>     | 1                    |
| <b>Year of construction :</b>    | 2022                 |
| <b>Energy efficiency :</b>       | A+                   |
| <b>Garage :</b>                  | Yes                  |
| <b>Air conditioning system :</b> | Yes                  |
| <b>Elevator :</b>                | Yes                  |

Price : 369.518 €

Apartments for sale in a new building in Poreč, located in a modern open-type residential and commercial complex.

The building consists of two underground and three above-ground floors with galleries, and the complex includes underground garages and secured parking spaces, further enhancing the quality of living and the attractiveness of this location in one of the fastest-growing tourist centers in Istria.

Apartment S6 is located on the first floor of the building and consists of a hallway, two bedrooms, a living room with a kitchen and dining area, and a bathroom. The total net area of the apartment is 68.50 m<sup>2</sup> (living area 64.09 m<sup>2</sup>). The apartment is delivered ready to move in, with all bathroom and sanitary furnishings, complete flooring (ceramic or laminate), all sockets and switches, and walls and ceilings painted white.

The planned completion date is 2026.

Note: The apartment includes a garage parking space and a storage unit, which are available for an additional fee.

The buyer is exempt from paying property transfer tax.

For additional information and viewings, please contact:

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