



Code :	28067
Location :	Poreč
Building size :	290.72 m ²
Lot size :	676 m ²
Distance from center :	0 m
Distance from sea :	0 m
Seaview :	Yes
Number of floors :	3
Number of rooms :	4
Number of bathrooms :	5
Year of construction :	2023
Energy efficiency :	A+
Parking :	Yes
Air conditioning system :	Yes

Price : 1.339.000 €

We are selling a villa with a pool.
 The villa is located in the municipality of Tar and offers a wonderful view of the sea.
 The villa is designed for 8 people.

In the ground floor of the building there is a covered porch, corridor, toilet, laundry room, heating/storage area, wellness, living room, staircase area and a covered terrace.

On the first floor there are four bedrooms with attached bathrooms, a hallway, a covered and uncovered terrace.

On the second floor there is a staircase area, covered and uncovered terrace.

Class I ceramic tiles at a height of 2.20 m are planned on the walls of the sanitary facilities. On all internal floor surfaces of the ground floor, as well as the sanitary facilities on the first floor, it is planned to install class I ceramic tiles as the final floor covering. On all internal floor surfaces of the first floor, it is planned to install a parquet floor as the final floor covering, except in the bathrooms, where it is planned to install Class I ceramic tiles.

Heating in the residential building is provided by an electrically powered heat pump through underfloor heating. A firep...

ISKAZ NETO KORISNE PLOŠTINE STAMBENE GRAĐEVINE				
PRIZEMLJE				
nadstropni tijem	kat. plošće	13,75	0,50	6,88
nadstropna terasa	kat. plošće	41,77	0,00	20,89
podzemlje	kat. plošće	7,13	1,00	7,13
WC	kat. plošće	2,75	1,00	2,75
wellness	kat. plošće	18,50	1,00	18,50
hodnik	kat. plošće	4,28	1,00	4,28
spriječile	kat. plošće	7,31	1,00	7,31
ulaz stubište	kat. plošće	12,98	1,00	12,98
stolni prostor	kat. plošće	57,50	1,00	57,50
ukupno				138,24
PRVI KAT				
spavaća	podest	12,98	1,00	12,98
hodnik	podest	9,01	1,00	9,01
spavaća soba	podest	16,97	1,00	16,97
kućna	kat. plošće	4,72	1,00	4,72
kućna	kat. plošće	4,58	1,00	4,58
spavaća soba	podest	15,71	1,00	15,71
spavaća soba	podest	13,51	1,00	13,51
kućna	kat. plošće	5,74	1,00	5,74
kućna	kat. plošće	5,47	1,00	5,47
spavaća soba	podest	18,50	1,00	18,50
nadstropna terasa	kat. plošće	11,45	0,50	5,73
nadstropna terasa	kat. plošće	32,10	0,50	16,05
nadstropna terasa	kat. plošće	4,33	0,25	1,08
ukupno				131,07
DRUGI KAT				
prostor stubišta	podest	4,84	1,00	4,84
nadstropna terasa	kat. plošće	8,41	0,50	4,21
nadstropna terasa	kat. plošće	49,45	0,25	12,37
ukupno				21,41
Sveukupno			m²	290,72
ISKAZ NETO PLOŠTINE OTVORENOG BAZENA				
otvoreni bazen				32,00
Sveukupno			m²	32,00

