



| | |
|----------------------------------|-----------------------|
| Code : | 29069 |
| 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 | podstet | 12,98 | 1,00 | 12,98 |
| hodnik | podstet | 9,01 | 1,00 | 9,01 |
| spavaća soba | podstet | 16,97 | 1,00 | 16,97 |
| kupaonica | kat. plošće | 4,72 | 1,00 | 4,72 |
| kupaonica | kat. plošće | 4,58 | 1,00 | 4,58 |
| spavaća soba | podstet | 16,71 | 1,00 | 16,71 |
| spavaća soba | podstet | 13,51 | 1,00 | 13,51 |
| kupaonica | kat. plošće | 5,74 | 1,00 | 5,74 |
| kupaonica | kat. plošće | 5,47 | 1,00 | 5,47 |
| spavaća soba | podstet | 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 | podstet | 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 |

