



Code :	02410
Location :	Poreč
Building size :	253.00 m2
Floor :	2
Number of bedrooms :	5
Number of rooms :	6
Number of bathrooms :	5
Sea View :	Yes
Energy efficiency :	being prepared
Year of construction :	2022
Underfloor heating :	Yes
Air conditioning :	Yes

Price : price on request €

Exclusive penthouse in Poreč, only approx. 500 m from the sea and approx. 900 m from the city center of 253 m2 - The apartment will consist of a large living room, kitchen and dining room. The apartment will have 5 bedrooms and 5 bathrooms. The quality of this apartment is its location itself; only 500 meters from the sea, so you can walk to the beach. The distance to Freedom Square in the city center is 900m. The quality of construction and availability of contents, commercial, cultural, educational and recreational facilities necessary for quality family life are the elements that will decorate the apartments in this urban villa with only 5 apartments. The apartment will have its own measurement of water, electricity and gas consumption. The predicted peak power for is 11.5 kw

This apartment is a real penthouse with a beautiful terrace, and in nature it is actually like a house for someone who does not like a garden, having costs to maintain it. **HEATING:** The apartment will have independent underfloor heating with heat pumps and air conditioners. Each room will have room thermostats to regulate the temperature in the room. A chimney will be installed in the apartment. **COOLING:** Air conditioners will be installed in every room as well as in the living room. A total of 6 indoor units. The floors in the apartment are provided with ceramic tiles in the kitchen, bathrooms and hallway. In the living room and bedrooms, there is an oak parquet with a purchase price of HRK 400/m2. The customer can choose the ceramic tiles of his choice. The price of the

apartment includes the purchase price of the tiles in the amount of HRK 300/m2. Likewise, the customer has the option to choose the model and color of the room door, the color of the interior walls; In a way, the buyer becomes his own architect and gets the apartment he really wants.

Each apartment will have a telephone connection- installed pipes for the possibility of installing optical cables. The building will have a Khone elevator. The staircase will be covered with stone, as will the inner benches. The entrance door to the apartments will be anti-burglary. The parking lot will be paved. An intercom with a video camera will be installed at the door for the pedestrian entrance to the building-



HABITARE REAL ESTATE

Mate Vlašića 20, 52440 Poreč

mail: info@habitare.hr

web: habitare.hr

Tel: +385 52 433 801 | Mob: +385 98 411 430

installed mailboxes for each apartment.

Living room: 68.28 m²

Bedroom: 13 m²

Bedroom: 13.10 m²

Bedroom: 9.68 m²

Bathroom: 4.30 m²

Bathroom: 4.16 m²

Bathroom: 4.57 m²

Hallway: 11.43 m²

Terrace: 50% 28.94 m² = 14.47 m²

Bedroom: 18.23 m²

Bedroom: 9.68 m²

Bathroom: 4.84 m²

Bathroom: 4.84 m²

Hallway: 7.90 m²

Apartment area: 188.48 m²

Garage: 24.20 m² x 0.50 = 12.10 m²

Storage no. 6: 8.49 m² x 0.50 = 4.20 m²

Warehouse no. 7: 6 m² x 0.50 = 3 m²

Roof terrace: 182.08 m² x 0.25 = 45.52 m²

TOTAL: 253.3 m²