

## EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

e-mail: office@europartner.hr

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info: +385 98 923 6402



<b>Code :</b>	00288
<b>Location :</b>	Split
<b>Building area :</b>	27 m2
<b>Number of bedrooms :</b>	1
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Floor :</b>	Ground floor

**Price : 145.000 €**

### BUILDING

<b>Number of rooms :</b>	1
<b>Number of floors :</b>	3
<b>Elevator :</b>	Yes
<b>Energy class :</b>	A+
<b>Year of construction :</b>	2025
<b>Condition :</b>	Newly built

### AREAS & SPACES

<b>Basement :</b>	Yes
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### AMENITIES

<b>Number of parking spaces :</b>	1
<b>Garage :</b>	Yes

### HEATING & COOLING

<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes

### INFRASTRUCTURE

<b>Electricity :</b>	Yes
<b>Water :</b>	Yes
<b>Sewerage :</b>	Yes

### DOCUMENTATION

<b>Building permit :</b>	Yes
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For sale is a 1-room apartment in a newly built, residential-business building in Stobreč, with modern contents and high-quality construction.

The building consists of a garage in the basement, ground floor, 1st floor, 2nd floor and attic.

The building is under construction, and the completion of the works is scheduled for 06/2025. year.

The area of

the apartment is 27 m2 with coefficients, and the usable net area is 35 m2. One parking space is included in the price of the apartment.

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• Start of construction: 10/2024. • Completion of construction: 6/2026.  
Characteristics of the apartment: • Anti-theft and fire doors, Maxdoor brand • Excellent sound insulation between rooms, rooms with reinforced sound insulation room doors • High-quality floors and coverings: first-class parquet and ceramics • Low-noise drainage pipes and noise protection • Exterior carpentry with three-layer glass, mosquito nets and blinds with electric motor control • Built-in inverter air conditioning units of top quality (Mitsubishi) • Floor heating in bathrooms • Quiet built-in cistern, brand Geberit • High-quality toilet bowls (hanging bowl, rimless, circular and silent flush, soft close board) • Modern video intercoms • Reinforced concrete construction • High-quality facades (stone wool) • Entrance and staircase in stone cladding • Elevator

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.