



Pelješac, Orebić, new building - two-story apartment 119 m²

Croatia, Islands of the Adriatic sea

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|------------------------|--------------------|
| Price: | € 416 255 |
| Object type | Apartment |
| Market | New building |
| Year built | 2024 |
| Bedrooms | 3 |
| Number of rooms | 3 |
| Area | 119 m ² |
| Category | For sale |



Pelješac, Orebić, new building - two-story apartment m² with parking space in a terraced residential building, net usable area 118.93 m².

The two-story apartment consists of a ground floor and a first floor.

The ground floor consists of a covered entrance, engine room, hallway, living room, kitchen and dining room, bathroom, storage room, covered and uncovered terrace with garden.

The first floor consists of a staircase, a hallway, three bedrooms, a bathroom, a laundry room, a loggia, and an uncovered terrace.

The project of the residential building is designed for low-energy, energy class A+. The building is located in a quiet street, with a beautiful view of the Pelješka canal and Mount Sveti Ilija, a 7-minute walk from the sea (600 m).

Special features of the building:

- Low-energy / renewable system of heating and cooling apartments with heat pumps, German manufacturer Viessmann.
- The option of smart apartment management using the app - heating/cooling, lighting, shutters, exterior joinery, and much more.
- Schock Isokorb elements to prevent thermal bridges.
- The possibility of installing photovoltaic cells on the roof of the building as an additional renewable electricity



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system.

- 13.80 kW of electrical energy connection power.
- Top equipment (ceramic tiles, sanitary ware, external and internal carpentry...)
- Outdoor shower.

Square footage of the apartment:

GROUND FLOOR

COVERED ENTRANCE 4.58 x 0.5 - 2.29 m²

MECHANICAL ENGINEERING - 1.67 m²

CORRIDOR - 4.60 m²

STAIRCASE - 4.75 m²

BATHROOM 1 - 2.85 m²

KITCHEN / DINING ROOM - 17.73 m²

LIVING ROOM - 17.42 m²

STORAGE - 2.01 m²

COVERED TERRACE 13.71 x 0.5 - 6.85 m²

UNCOVERED TERRACE 23.50 x 0.25 - 5.87 m²

TOTAL - 66.04 m²

1ST FLOOR

STAIRCASE - 4.08 m²

CORRIDOR - 5.81 m²

BATHROOM 2 - 4.32 m²

LAUNDRY - 2.37 m²

ROOM 1 - 10.77 m²

ROOM 2 - 9.86 m²

ROOM 3 - 10.64 m²

LOGGIA 1.70 x 0.75 - 1.27 m²

UNCOVERED TERRACE 15.10 x 0.25 - 3.77 m²

TOTAL - 52.89 m²

TOTAL 118.93 m²

For more information, I am at your disposal.



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