



URBAN VILLA ROMANA

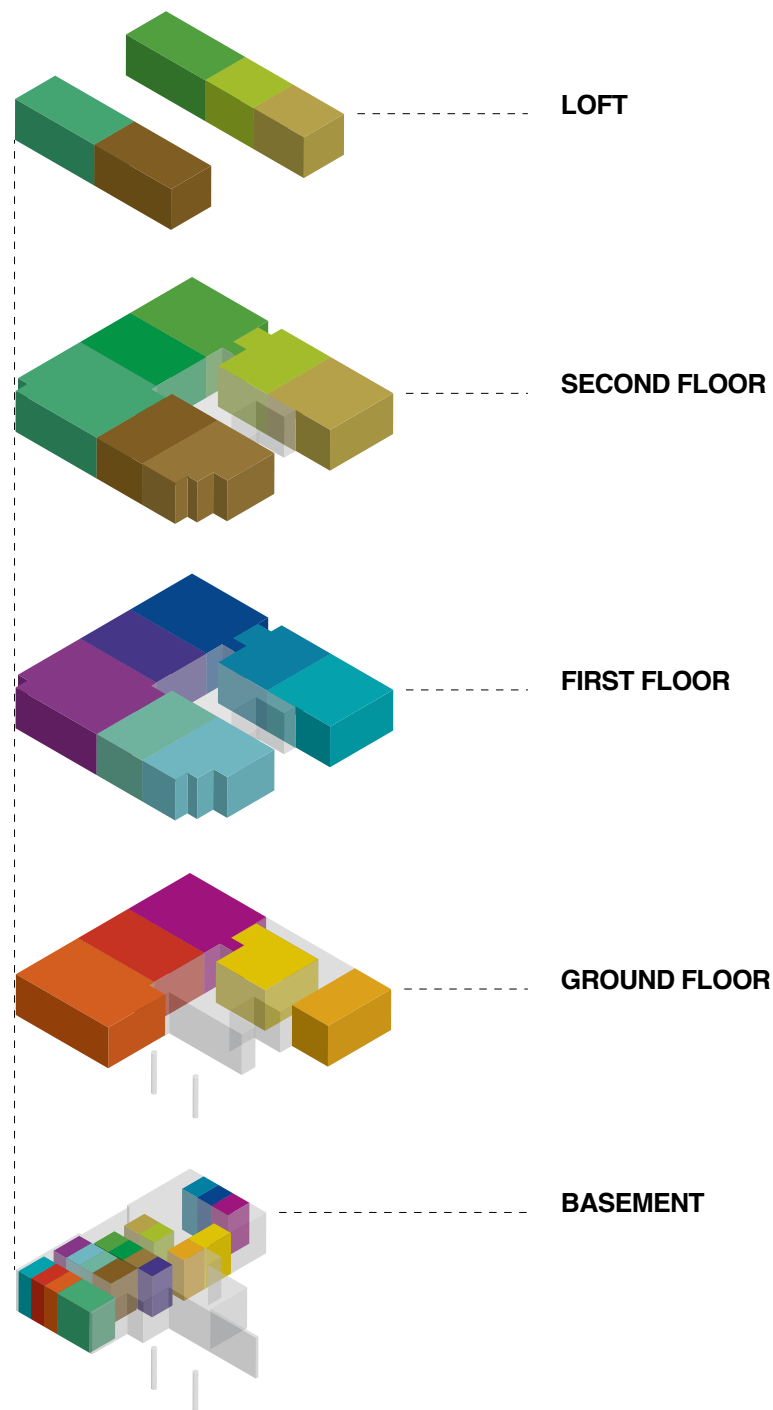
VRSAR, CROATIA





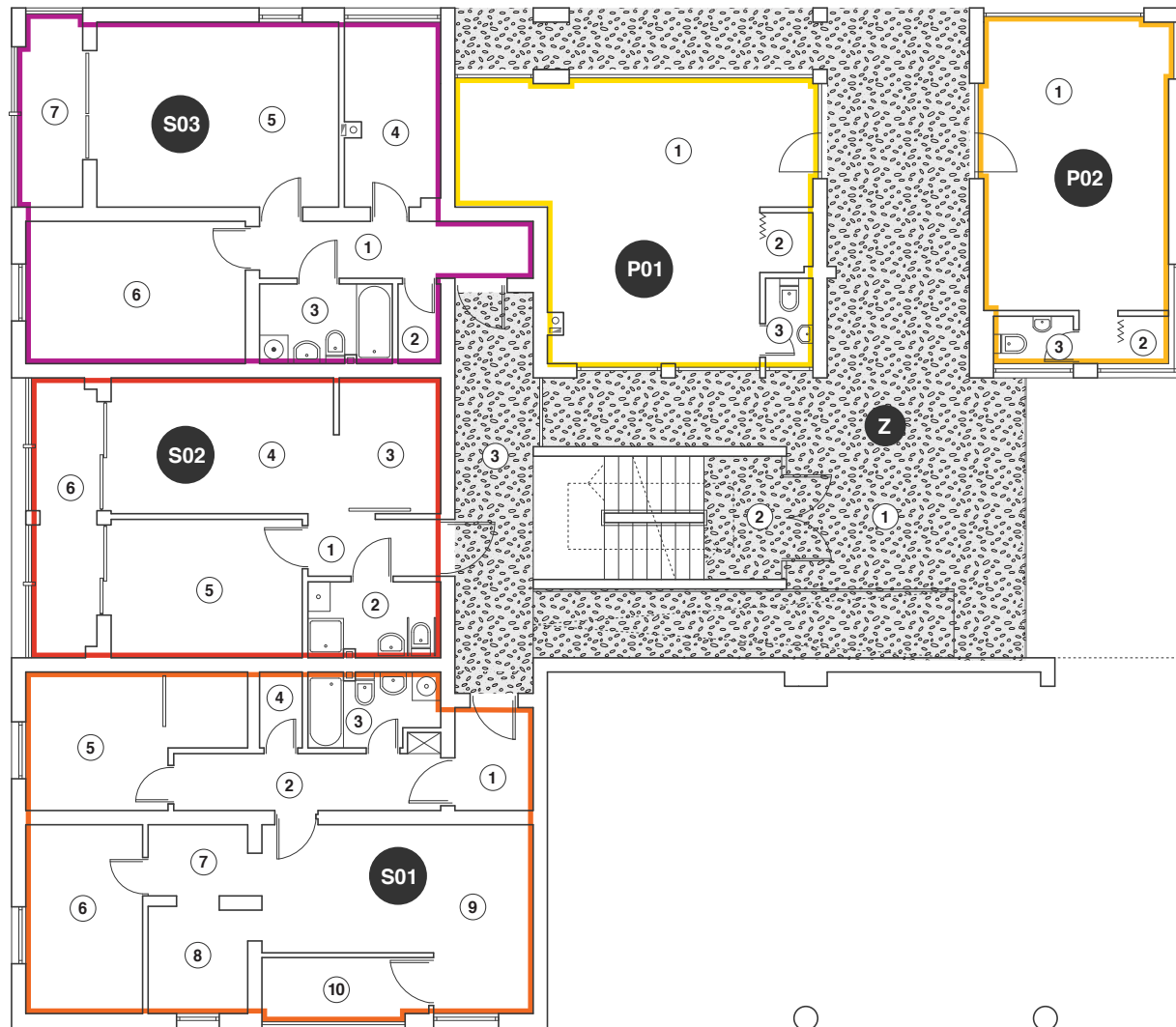
The urban villa Romana is located in a quiet location in the marina in the immediate vicinity of the sea and beach. The apartments have guaranteed parking spaces and surroundings with arranged Roman archaeological site in the garden.





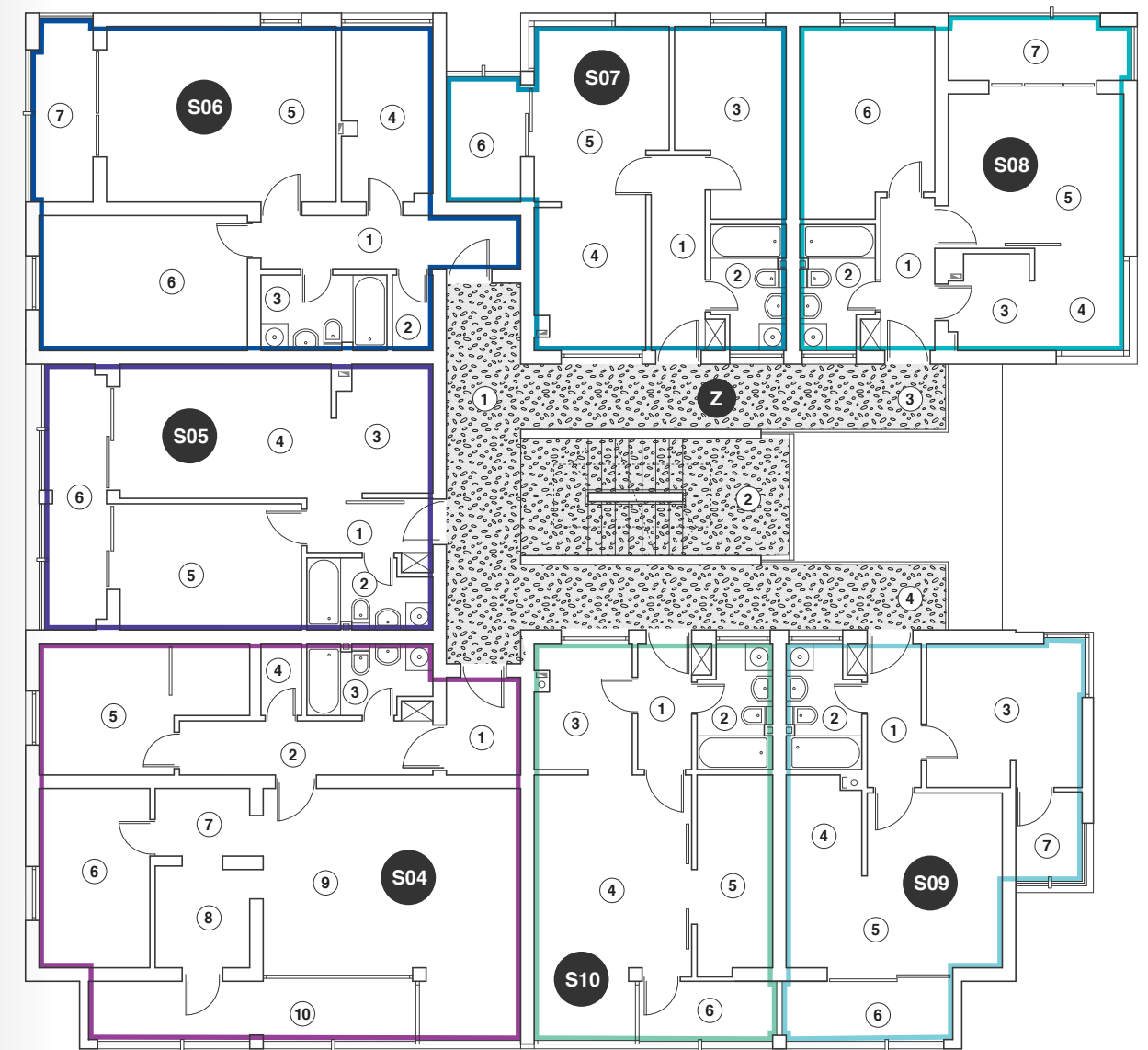
	%	m²	DELEŽ		%	m²	DELEŽ
P01	3,43	41,32	41/1205	SP01	0,41	4,94	5/1205
P02	2,26	27,27	27/1205	SP02	0,30	3,67	4/1205
S01	5,58	67,20	67/1205	SS01	0,33	4,00	4/1205
S02	3,79	45,65	46/1205	SS02	0,33	4,00	4/1205
S03	4,78	57,60	58/1205	SS03	0,36	4,35	4/1205
S04	6,57	79,17	79/1205	SS04	0,35	4,25	4/1205
S05	3,78	45,58	45/1205	SS05	0,30	3,67	4/1205
S06	4,78	57,60	58/1205	SS06	0,30	3,67	4/1205
S07	3,46	41,63	42/1205	SS07	0,30	3,67	4/1205
S08	3,74	45,00	45/1205	SS08	0,33	4,00	4/1205
S09	3,68	44,35	44/1205	SS09	0,35	4,25	4/1205
S10	3,56	42,88	43/1205	SS10	0,35	4,25	4/1205
S11	9,96	119,93	120/1205	SS11	0,85	10,22	10/1205
S12	3,77	45,42	45/1205	SS12	0,30	3,67	4/1205
S13	8,19	98,66	99/1205	SS13	0,30	3,67	4/1205
S14	5,55	66,86	67/1205	SS14	0,30	3,67	4/1205
S15	5,76	69,36	69/1205	SS15	0,30	3,67	4/1205
S16	3,69	44,43	44/1205	SS16	0,30	3,67	4/1205
S17	6,83	82,36	82/1205	SS17	0,48	5,75	5/1205

	%	m²	DELEŽ
SKUPAJ	100	1.205,31	1205/1205



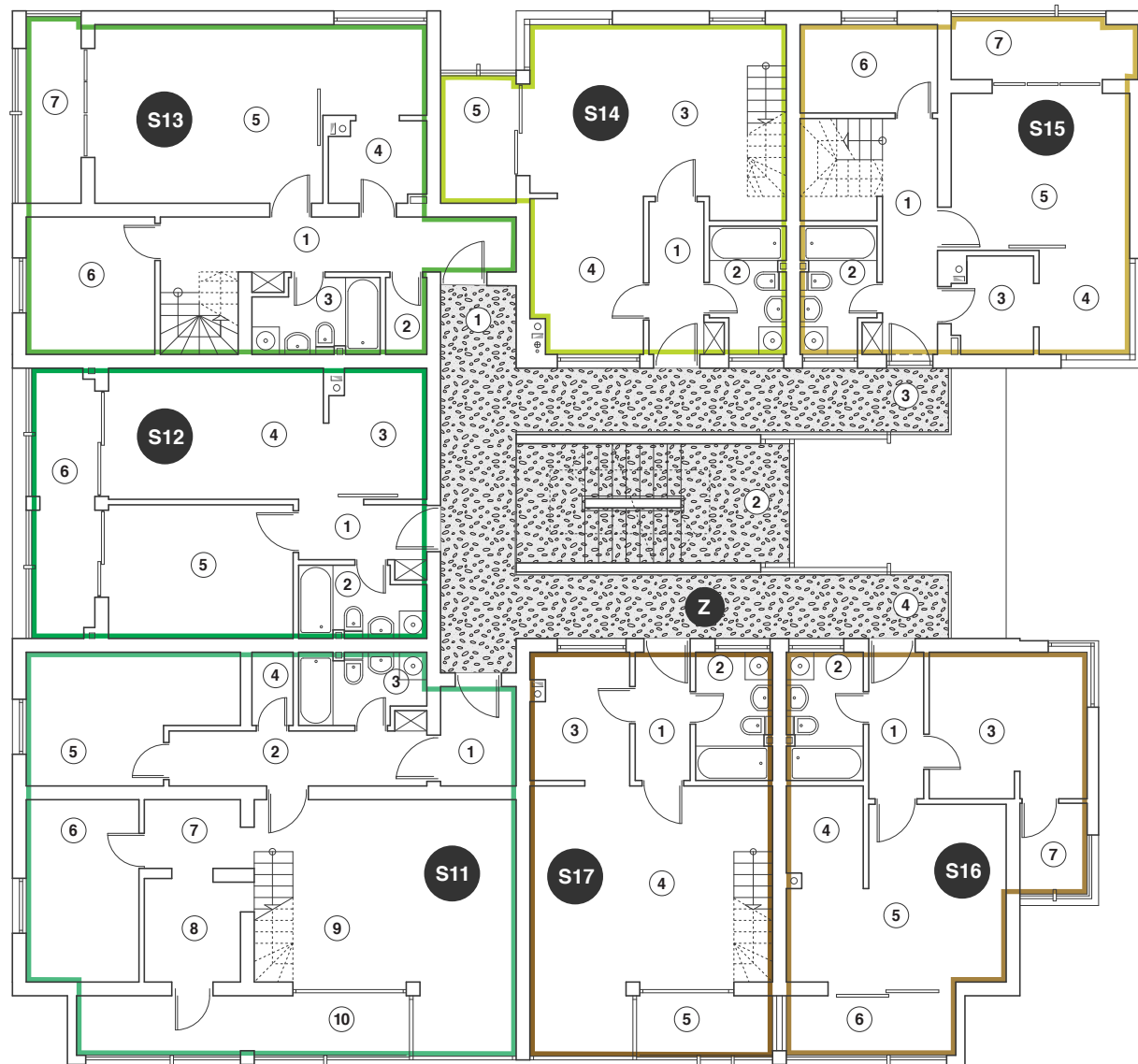
GROUND FLOOR PLAN

P01		P02		S01		S02	
① office	34,28 m ²	① office	23,70 m ²	① entrance	3,58 m ²	① hallway	3,35 m ²
② lobby	3,85 m ²	② wc	1,68 m ²	② hallway	7,07 m ²	② bathroom	4,43 m ²
③ kitchen	1,39 m ²	③ hallway	0,82 m ²	③ bathroom	4,09 m ²	③ kitchen	6,13 m ²
④ wc	1,80 m ²	④ kitchen	1,07 m ²	④ storage	1,44 m ²	④ living room	13,43 m ²
				⑤ bedroom	11,44 m ²	⑤ bedroom	11,76 m ²
				⑥ bedroom	9,80 m ²	⑥ lodge	6,55 m ²
				⑦ lobby	3,15 m ²		
				⑧ kitchen	4,70 m ²		
				⑨ living room	18,13 m ²		
				⑩ lodge	3,80 m ²		
total	= 41,32 m²	total	= 27,27 m²	total	= 67,20 m²	total	= 45,65 m²
S03		Z					
① hallway	6,92 m ²	① Common courtyard	34,09 m ²				
② storage	1,51 m ²	② stairway	13,62 m ²				
③ bathroom	4,66 m ²	③ hallway	13,95 m ²				
④ kitchen	7,72 m ²	④					
⑤ living room	19,88 m ²						
⑥ bedroom	13,89 m ²						
⑦ terrace	3,02 m ²						
total	= 57,60 m²	total	= 61,66 m²				



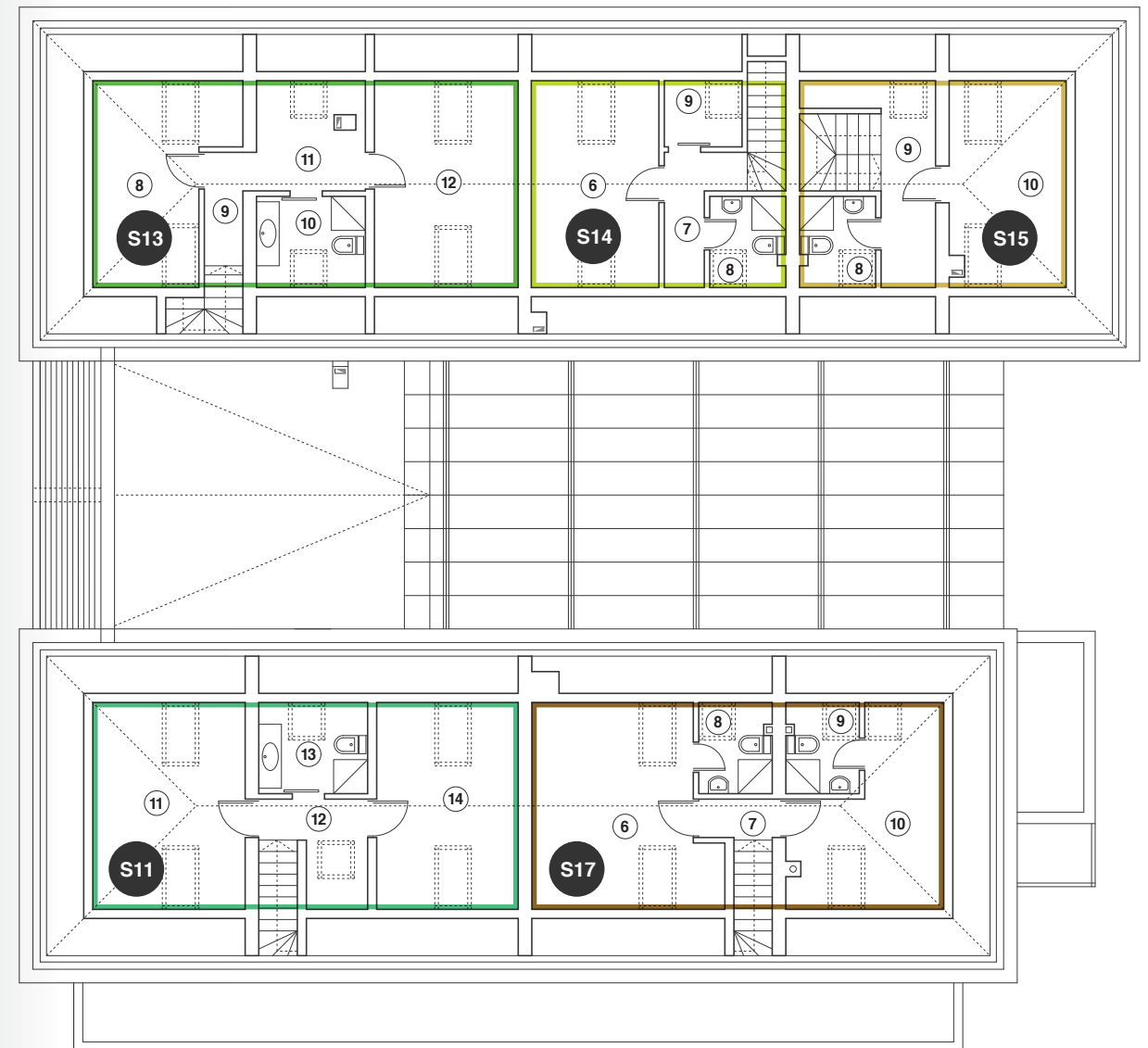
FIRST FLOOR PLAN

S04		S05		S06		S07	
① entrance	3,58 m ²	① bedroom	3,67 m ²	① hallway	6,92 m ²	① hallway	5,50 m ²
② hallway	7,07 m ²	② bathroom	4,09 m ²	② storage	1,51 m ²	② bathroom	4,32 m ²
③ bathroom	4,09 m ²	③ kitchen	6,00 m ²	③ bathroom	4,66 m ²	③ bedroom	9,39 m ²
④ storage	1,44 m ²	④ living room	13,98 m ²	④ kitchen	7,72 m ²	④ living room	11,10 m ²
⑤ bedroom	11,44 m ²	⑤ bedroom	11,29 m ²	⑤ living room	19,88 m ²	⑤ kitchen	7,72 m ²
⑥ bedroom	9,80 m ²	⑥ lodge	6,55 m ²	⑥ bedroom	13,89 m ²	⑥ lodge	3,60 m ²
⑦ lobby	3,15 m ²			⑦ terrace	3,02 m ²		
⑧ kitchen	4,70 m ²						
⑨ living room	25,90 m ²						
⑩ lodge	8,00 m ²						
total	= 79,17 m²	total	= 45,58 m²	total	= 57,40 m²	total	= 41,63 m²
S08		S09		S10		Z	
① hallway	4,39 m ²	① hallway	4,15 m ²	① hallway	3,67 m ²	① hallway	13,95 m ²
② bathroom	4,32 m ²	② bathroom	4,32 m ²	② bathroom	4,32 m ²	② stairway	15,53 m ²
③ kitchen	3,58 m ²	③ bedroom	11,00 m ²	③ kitchen	5,94 m ²	③ hallway	6,85 m ²
④ dining room	4,26 m ²	④ kitchen	3,60 m ²	④ living room	18,34 m ²	④ hallway	6,85 m ²
⑤ living room	13,37 m ²	⑤ living room	15,32 m ²	⑤ bedroom	7,35 m ²		
⑥ bedroom	12,06 m ²	⑥ lodge	4,12 m ²	⑥ lodge	3,26 m ²		
⑦ terrace	3,02 m ²	⑦ terrace	1,84 m ²				
total	= 45,00 m²	total	= 44,35 m²	total	= 42,88 m²	total	= 43,18 m²



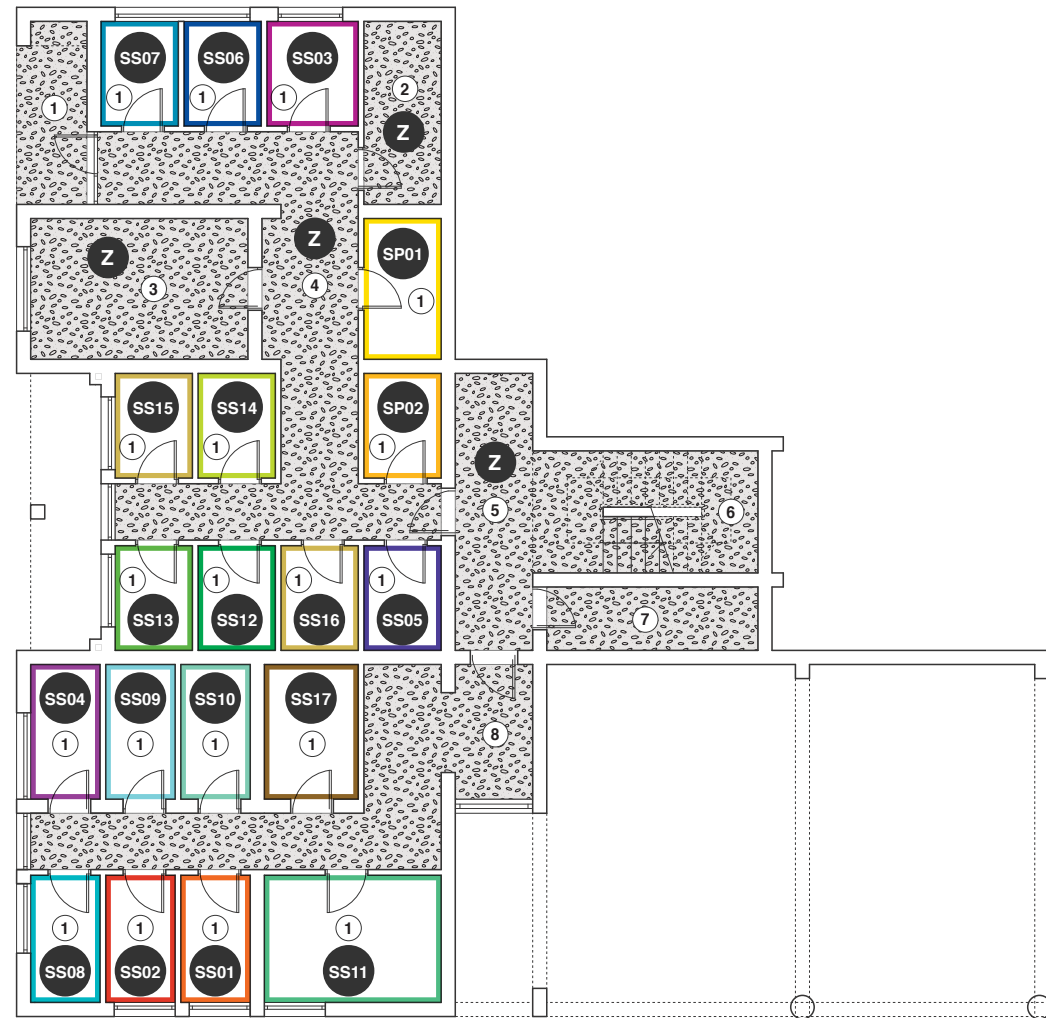
SECOND FLOOR PLAN

S11		S12		S13		S14	
11 entrance	3,58 m ²	11 bedroom	3,67 m ²	11 hallway	12,70 m ²	11 hallway	4,31 m ²
12 hallway	7,07 m ²	12 bathroom	4,09 m ²	12 storage	1,51 m ²	12 bathroom	4,32 m ²
13 bathroom	4,09 m ²	13 kitchen	5,92 m ²	13 bathroom	4,31 m ²	13 living room	21,94 m ²
14 storage	1,44 m ²	14 living room	13,43 m ²	14 kitchen	8,00 m ²	14 kitchen	8,17 m ²
11 bedroom	11,44 m ²	13 bedroom	11,76 m ²	12 living room	19,42 m ²	14 lodge	3,60 m ²
12 bedroom	9,80 m ²	14 lodge	6,55 m ²	13 bedroom	8,43 m ²		
13 lobby	3,15 m ²			14 terrace	3,02 m ²		
14 kitchen	4,70 m ²						
11 living room	25,90 m ²						
12 lodge	8,00 m ²						
total	= 79,17 m²	total	= 45,42 m²	total	= 57,40 m²	total	= 42,34 m²
S15		S16		S17		Z	
8 hallway	10,45 m ²	8 hallway	3,84 m ²	8 hallway	3,36 m ²	8 hallway	13,95 m ²
9 bathroom	4,32 m ²	9 bathroom	4,66 m ²	9 bathroom	4,66 m ²	9 stairway	15,53 m ²
10 kitchen	3,58 m ²	10 bedroom	11,00 m ²	10 kitchen	5,94 m ²	10 hallway	6,56 m ²
8 dining room	4,26 m ²	8 kitchen	3,65 m ²	8 living room	25,84 m ²	10 hallway	6,56 m ²
9 living room	13,37 m ²	9 living room	15,32 m ²	9 lodge	3,26 m ²		
10 bedroom	5,80 m ²	10 lodge	4,12 m ²				
9 terrace	3,02 m ²	9 terrace	1,84 m ²				
total	= 44,80 m²	total	= 44,43 m²	total	= 43,06 m²	total	= 42,60 m²



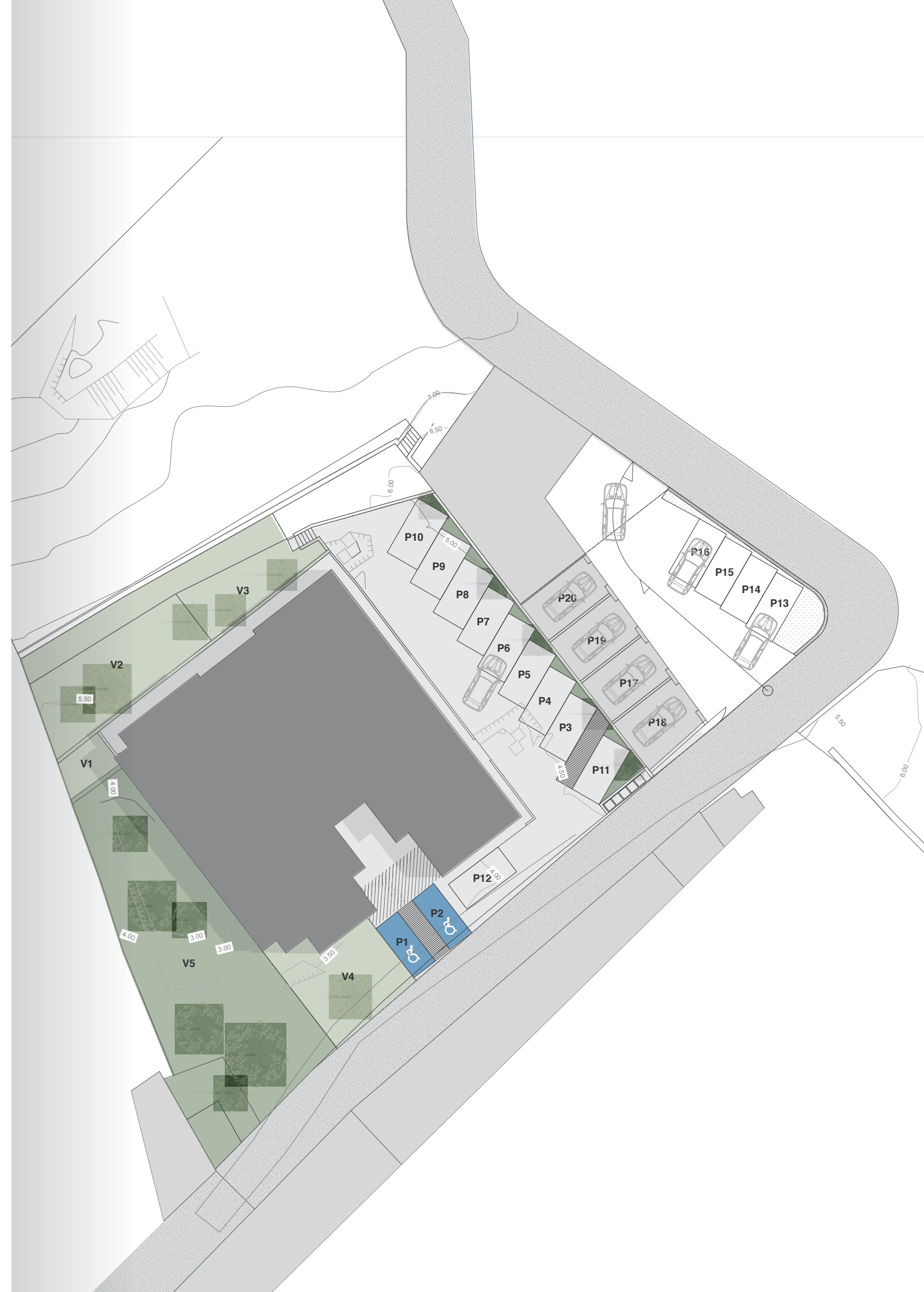
LOFT FLOORPLAN

S11		S13		S14	
11 bedroom	15,32 m ²	8 bedroom	12,08 m ²	6 bedroom	12,83 m ²
12 hallway	6,39 m ²	9 hallway	4,08 m ²	7 hallway	5,86 m ²
13 bathroom	4,82 m ²	10 bathroom	4,82 m ²	8 bathroom	3,33 m ²
14 bedroom	14,23 m ²	11 study	5,83 m ²	9 study	2,50 m ²
		12 bedroom	14,45 m ²		
total	= 40,76 m²	total	= 41,26 m²	total	= 24,52 m²
total	= 119,93 m²	total	= 98,66 m²	total	= 66,86 m²
S15		S17			
8 bathrom	3,33 m ²	6 bedroom	17,25 m ²		
9 hallway	9,63 m ²	7 hallway	3,57 m ²		
10 bedroom	11,60 m ²	8 bathroom	3,21 m ²		
		9 bathroom	3,21 m ²		
		10 bedroom	12,06 m ²		
total	= 24,56 m²	total	= 39,30 m²		
total	= 69,36 m²	total	= 82,36 m²		



BASEMENT FLOOR PLAN

SP01	SS05	SS11	SS17
① storage	① storage	① storage	① storage
total = 4,94 m ²	total = 3,67 m ²	total = 10,22 m ²	total = 5,75 m ²
SP02	SS06	SS12	Z
① storage	① storage	① storage	① storage
total = 3,67 m ²	total = 3,67 m ²	total = 3,67 m ²	② service area 5,70 m ²
SS01	SS07	SS13	③ bicycle room 6,42 m ²
① storage	① storage	① storage	④ hallway 13,89 m ²
total = 4,00 m ²	total = 3,67 m ²	total = 3,67 m ²	⑤ hallway 27,85 m ²
SS02	SS08	SS14	⑥ stairway 9,74 m ²
① storage	① storage	① storage	⑦ stairway 12,48 m ²
total = 4,00 m ²	total = 4,00 m ²	total = 3,67 m ²	⑧ hallway 6,08 m ²
SS03	SS09	SS15	total = 20,97 m ²
① storage	① storage	① storage	
total = 4,35 m ²	total = 4,25 m ²	total = 3,67 m ²	
SS04	SS10	SS16	total = 103,13 m²
① storage	① storage	① storage	
total = 4,25 m ²	total = 4,25 m ²	total = 3,67 m ²	





URBAN VILLA
ROMANA

